

City of Riverside, CA
January 7th, 2020

VIRTUAL PUBLIC WORKSHOP #1

HOUSING AND PUBLIC SAFETY UPDATES & ENVIRONMENTAL JUSTICE POLICIES

STAY CONNECTED!



- Explore the StoryMap showing opportunity site locations:
- Complete the online survey:
- Visit the Housing Element Update website and join the mailing list:
- Ask a question or provide your comments by email:
- Watch for future public meetings:

<https://tinyurl.com/y2lu3cgg>

<https://www.surveymonkey.com/r/WLV9X56>

riversideca.gov/HousingUpdate

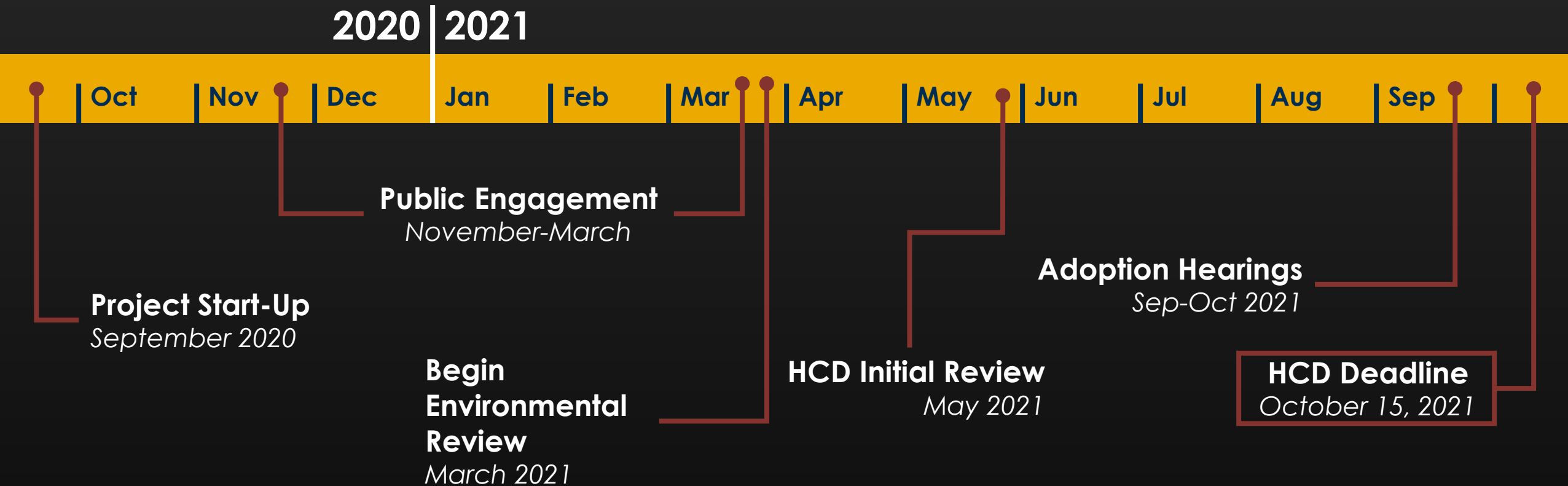
MTaylor@riversideca.gov

January 27th and again in late February

Tonight's Agenda

1. Project Overview and Team Introduction
2. Housing Element Update – RHNA Background
3. Housing Element Update – Opportunity Sites Inventory
4. Public Safety Element Update and Environmental Justice Policies
5. Stay Connected!

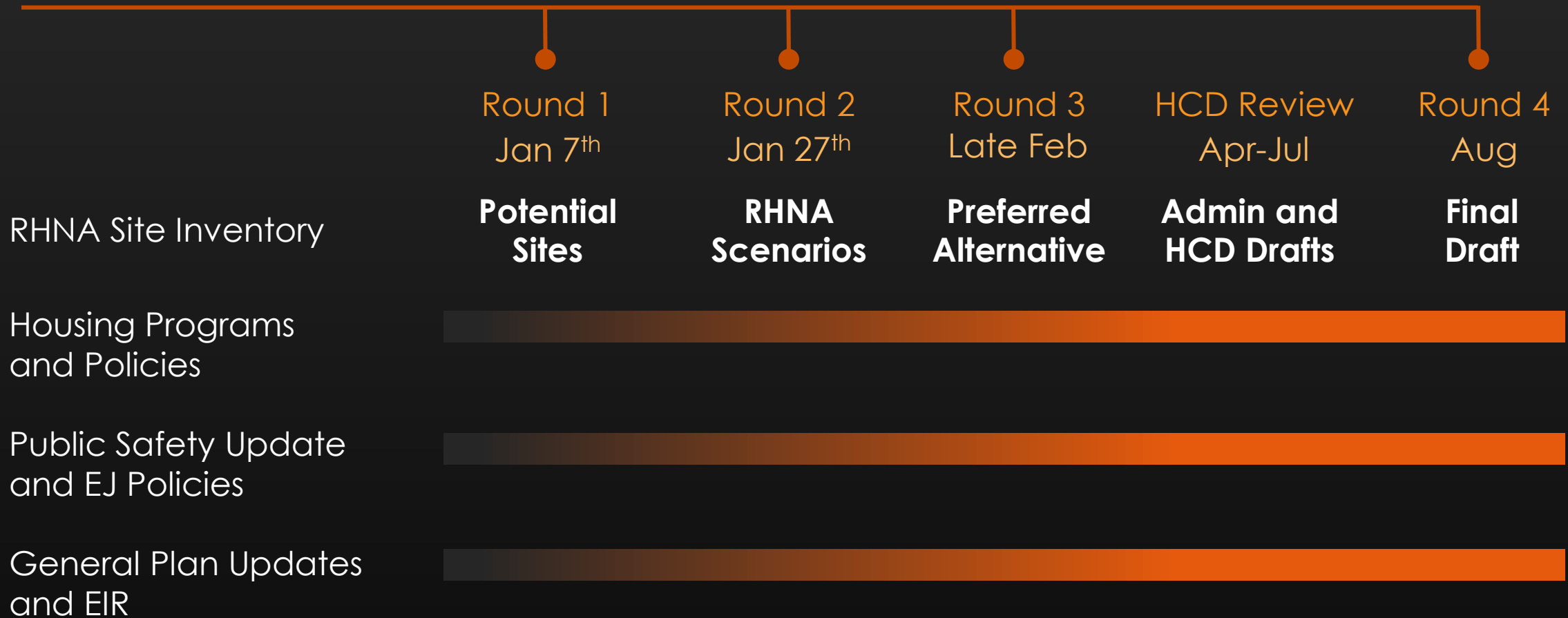
PROJECT OVERVIEW and TIMELINE



HCD = State of California Department of Housing and Community Development

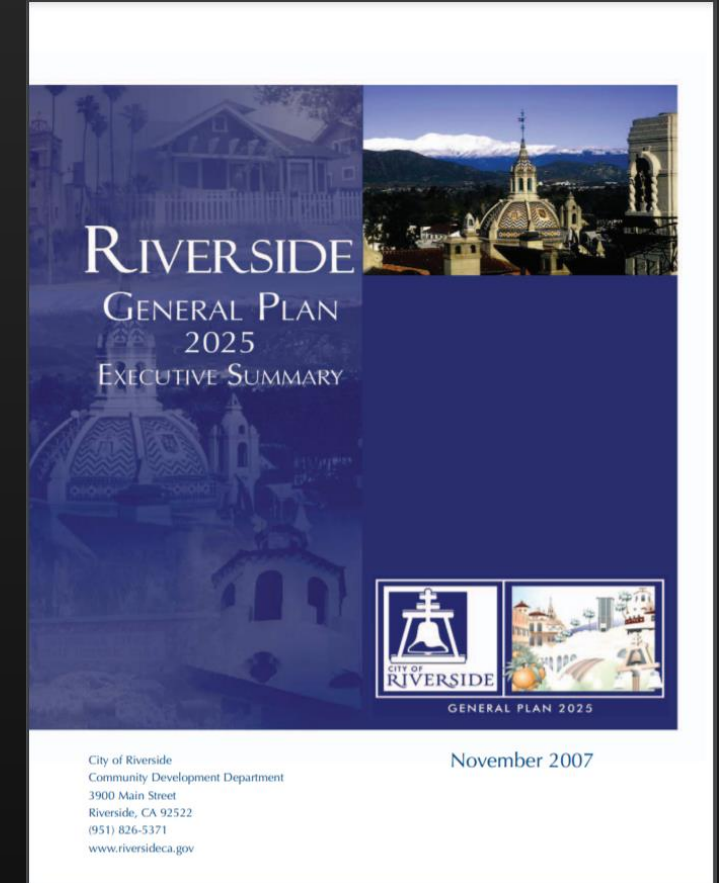
Participation Opportunities

Public Review



Relationship to General Plan

1. Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.
2. General Plans must address key topic areas, called Elements, that cover things like land use, housing, transportation, services and infrastructure, etc.
3. Each element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.



CONSULTANT TEAM



**Lead
Consultant**



Housing



**Environmental &
Sustainability**

FEHR & PEERS

Transportation



**Community
Outreach**



**Land Use
Law**

CONSULTANT TEAM



Rob Matthews, AICP
Houseal Lavigne



Brian Sims, GISP
Houseal Lavigne



Veronica Tam, AICP
VTA



Debra Leight
ICF



JC Lacey
Arellano Associates

POLL QUESTIONS #1

Riverside Population and Households

Population

328,155

(as of January 2020)

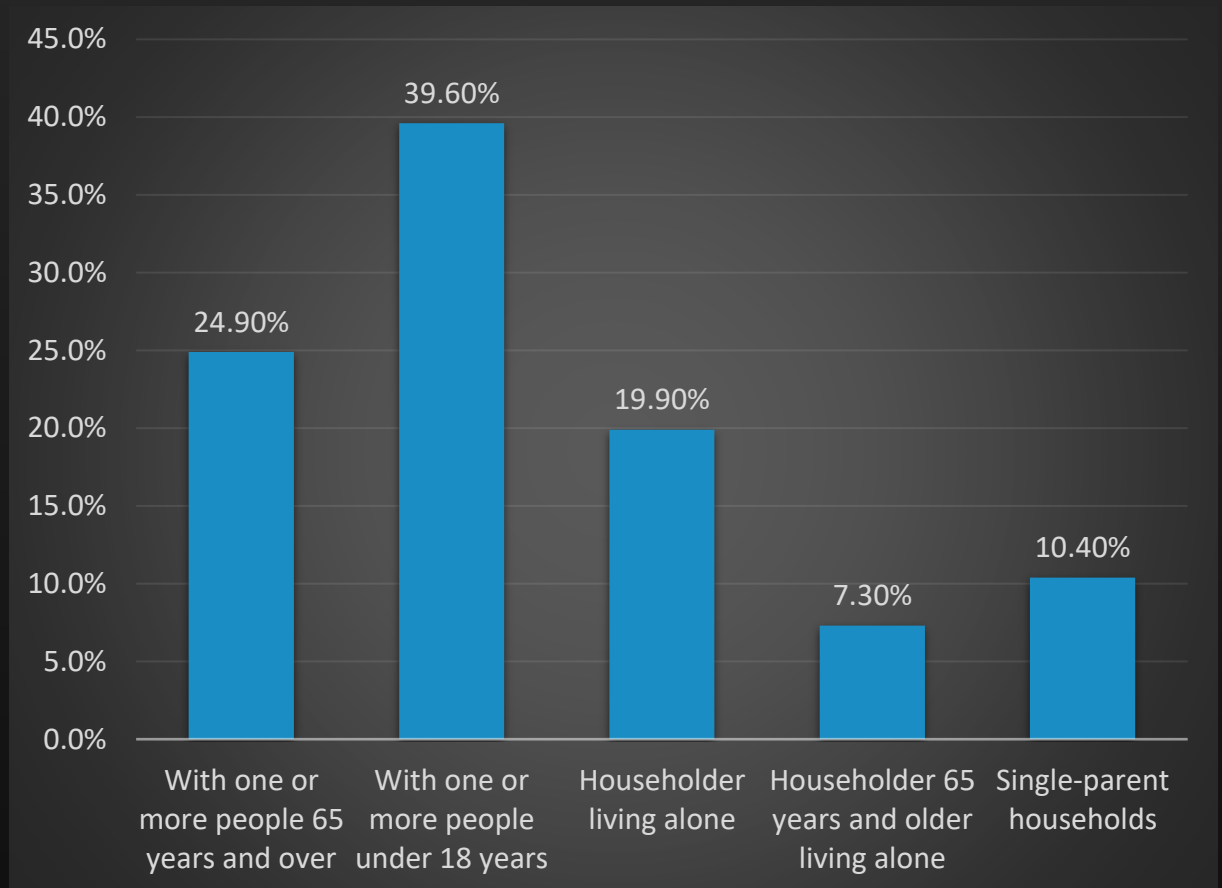
Riverside	1990	2000	2010	2018
Population	226,546	255,166	303,871	325,417

Sources: Department of Finance Population Estimates, 1990-2018.

Total Households

90,722

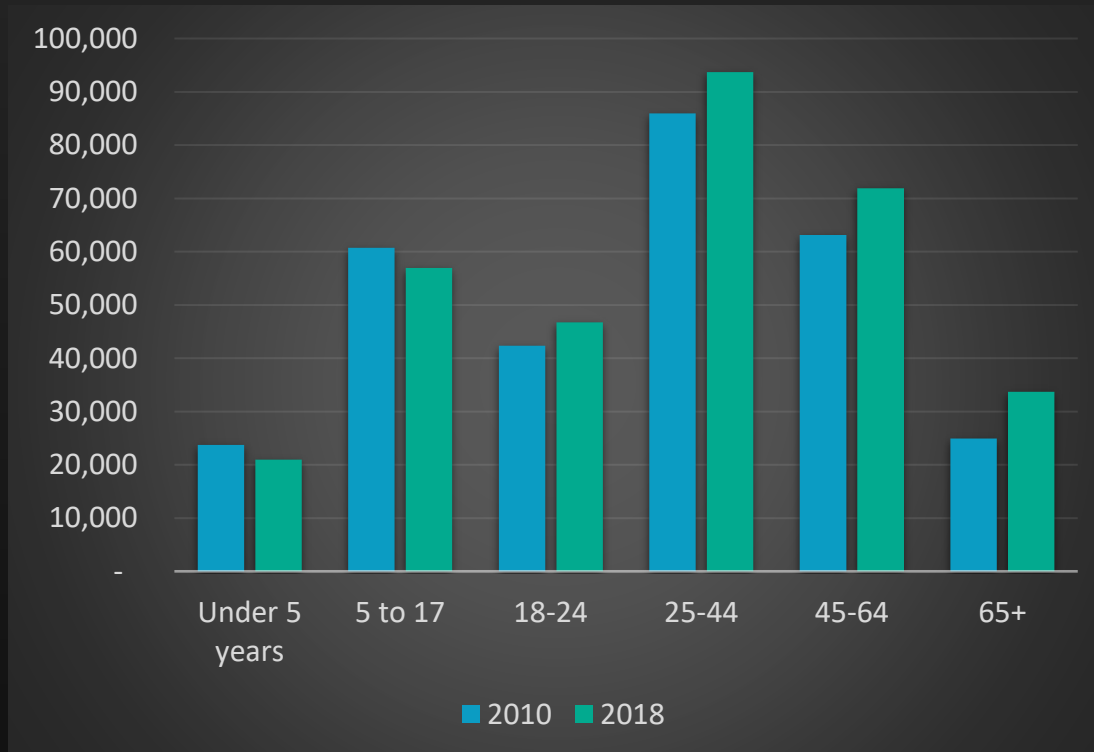
Household Type



Source: American Community Survey (2014-2018).

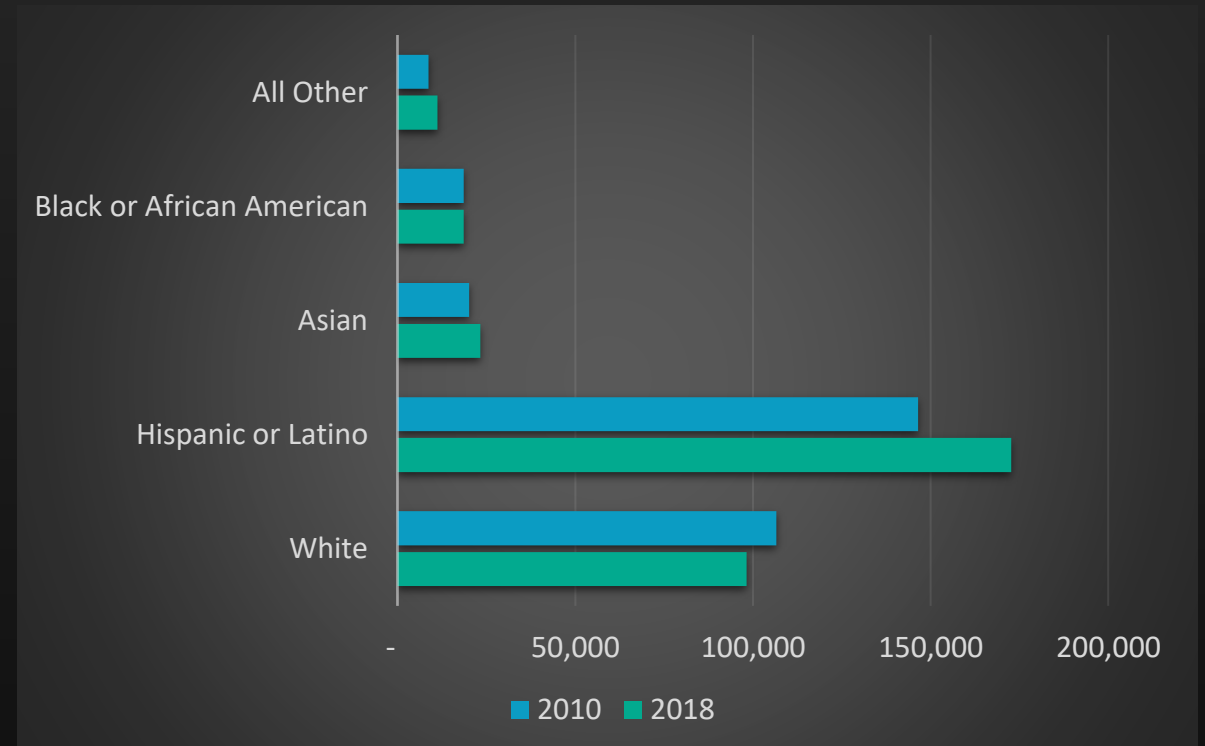
Riverside Population

Change in Age Group



Sources: American Community Survey (2014-2018)

Change in Race and Ethnicity



Source: American Community Survey (2006-2010 and 2014-2018).

Riverside Households

Income Distribution

Income Category	Households	
Extremely Low (30% AMI or less)	10,200	11%
Very Low (31-50% AMI)	10,250	11%
Low (51-80% AMI)	13,735	15%
Moderate or Above (over 80% AMI)	56,795	63%
Total	90,975	100%

- These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI)
- Housing is considered “affordable” if occupants pay no more than 30% of their income on housing costs

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2013-2017.

Source: American Community Survey (2006-2010 and 2014-2018).

What is the Housing Element?

- One of the 7 required elements in the City's General Plan
- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community
- Must be updated every 8 years according to statutory deadline. Riverside County – October 15, 2021
- Must be reviewed for compliance by State Department of Housing and Community Development (HCD)



Housing Element Requirements

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all

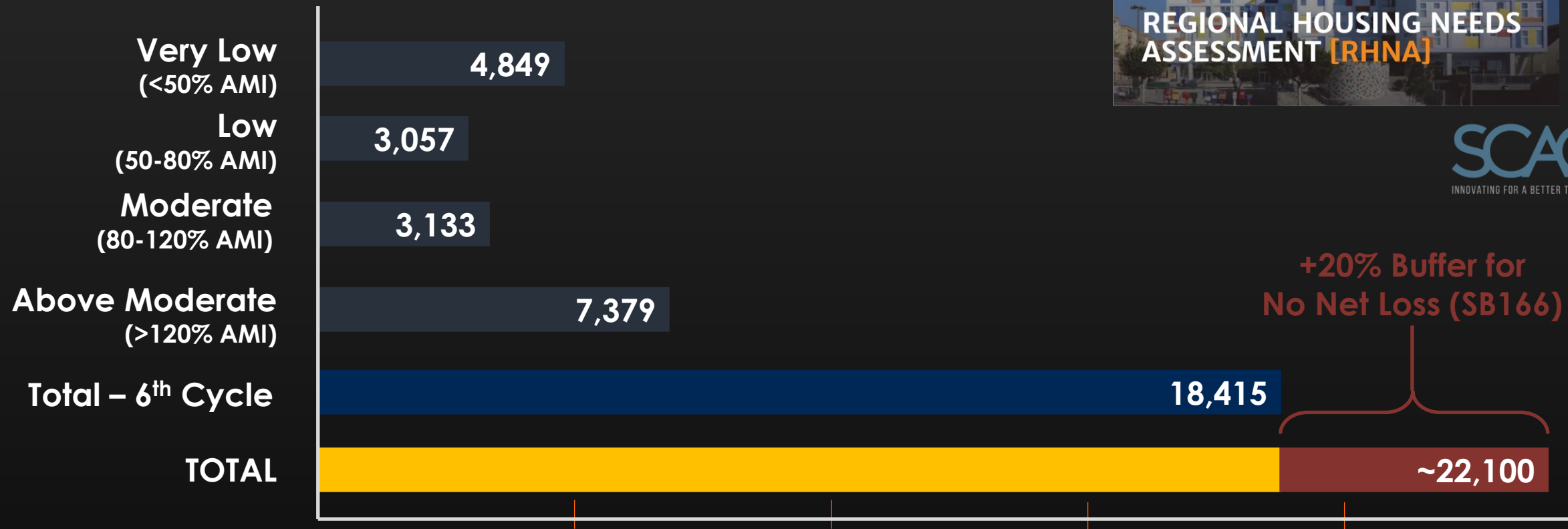


Consequences of Noncompliance

- Risk of litigation (AB 72, AB 101)
 - HCD monitors for non-compliance and reports to Attorney General (AG)
 - Court can impose fines up to \$100,000 per month
 - Some communities have been sued:
 - by AG for continued inaction and settled
 - by AG and was suspended from issuing building permits for over one year
 - by nonprofits
- Ineligibility for State grants
 - SB2 Grant (City received \$125,000)
 - LEAP Grant (City received \$570,000)
 - Other infrastructure/transportation funds being considered



6th-Cycle RHNA Allocation

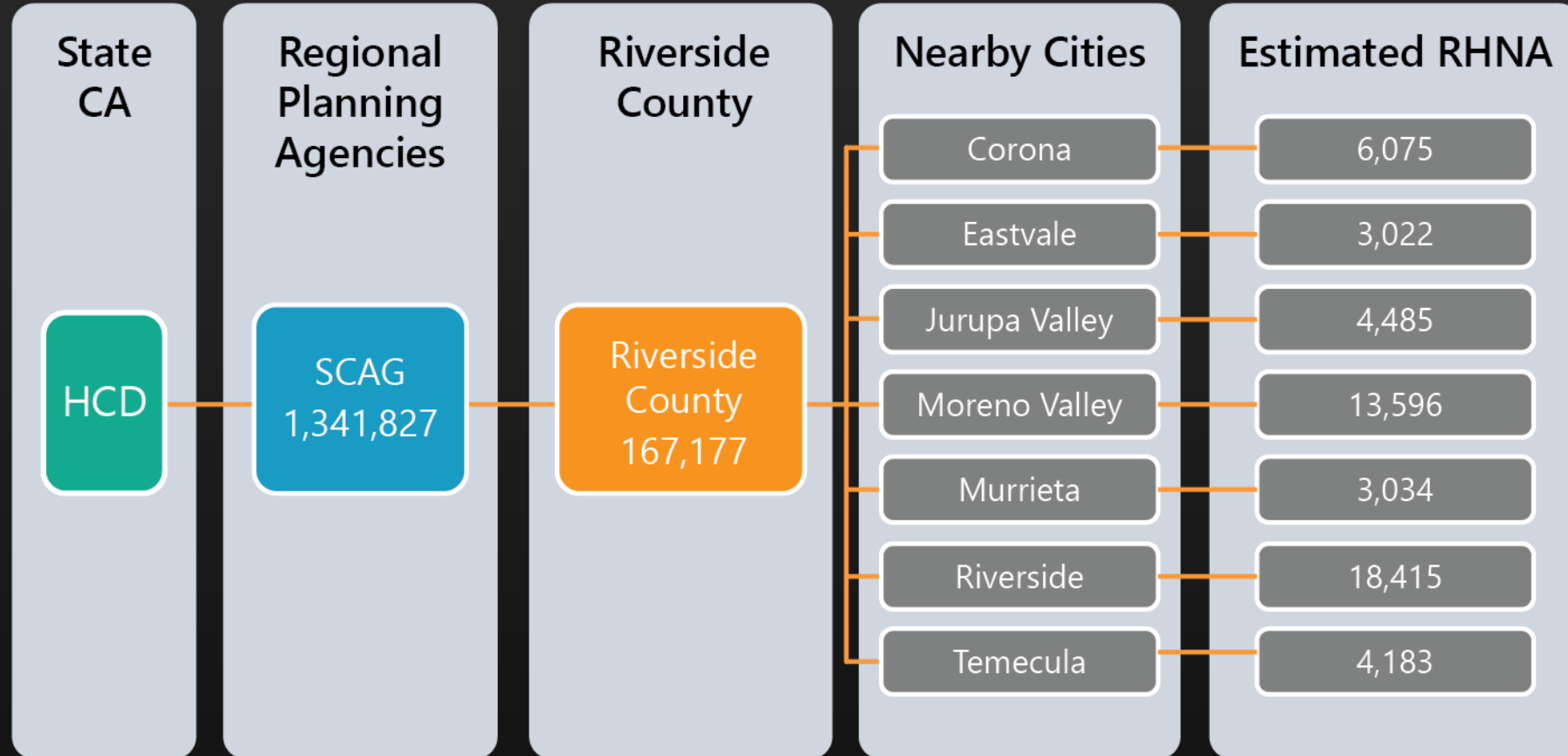


REGIONAL HOUSING NEEDS
ASSESSMENT [RHNA]

SCAGTM
INNOVATING FOR A BETTER TOMORROW



RHNA in Nearby Cities



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level.

RHNA OPPORTUNITY SITES

RHNA OPPORTUNITY SITES



Public Workshop #1

Housing and Public Safety Updates and
Environmental Justice Policies

City of Riverside

Visit this StoryMap online at:

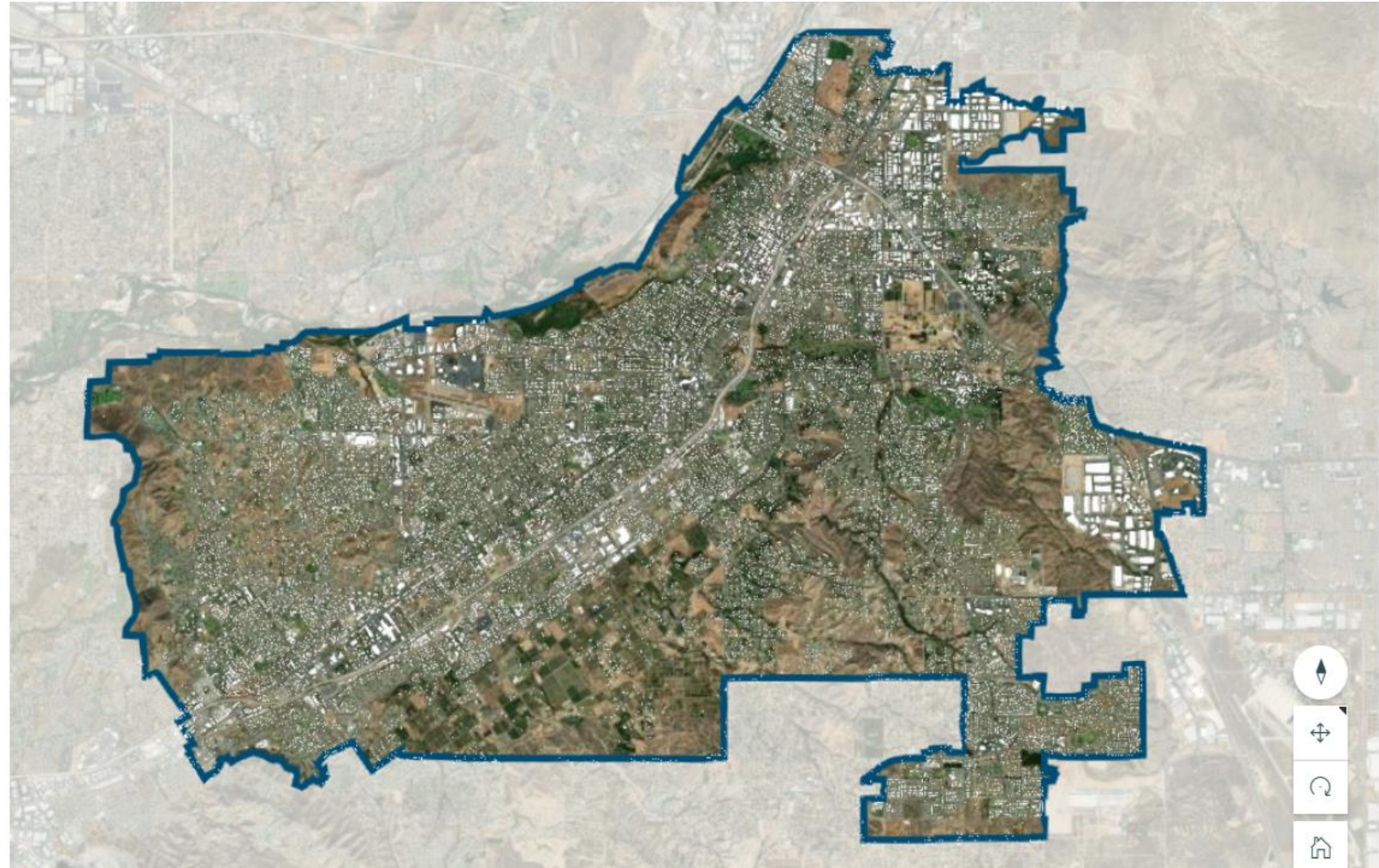
<https://tinyurl.com/y2lu3cgg>

Your Riverside

Welcome to the City of Arts and Innovation

The City is updating its plans for housing and public safety, and creating new policies to promote environmental justice, and we need your help.

This StoryMap will show you how we have begun to identify opportunities to help us meet our housing goals. We must plan for over 22,000 new homes by 2029, and so we are seeking the your feedback on where they should be located and how they should be developed.

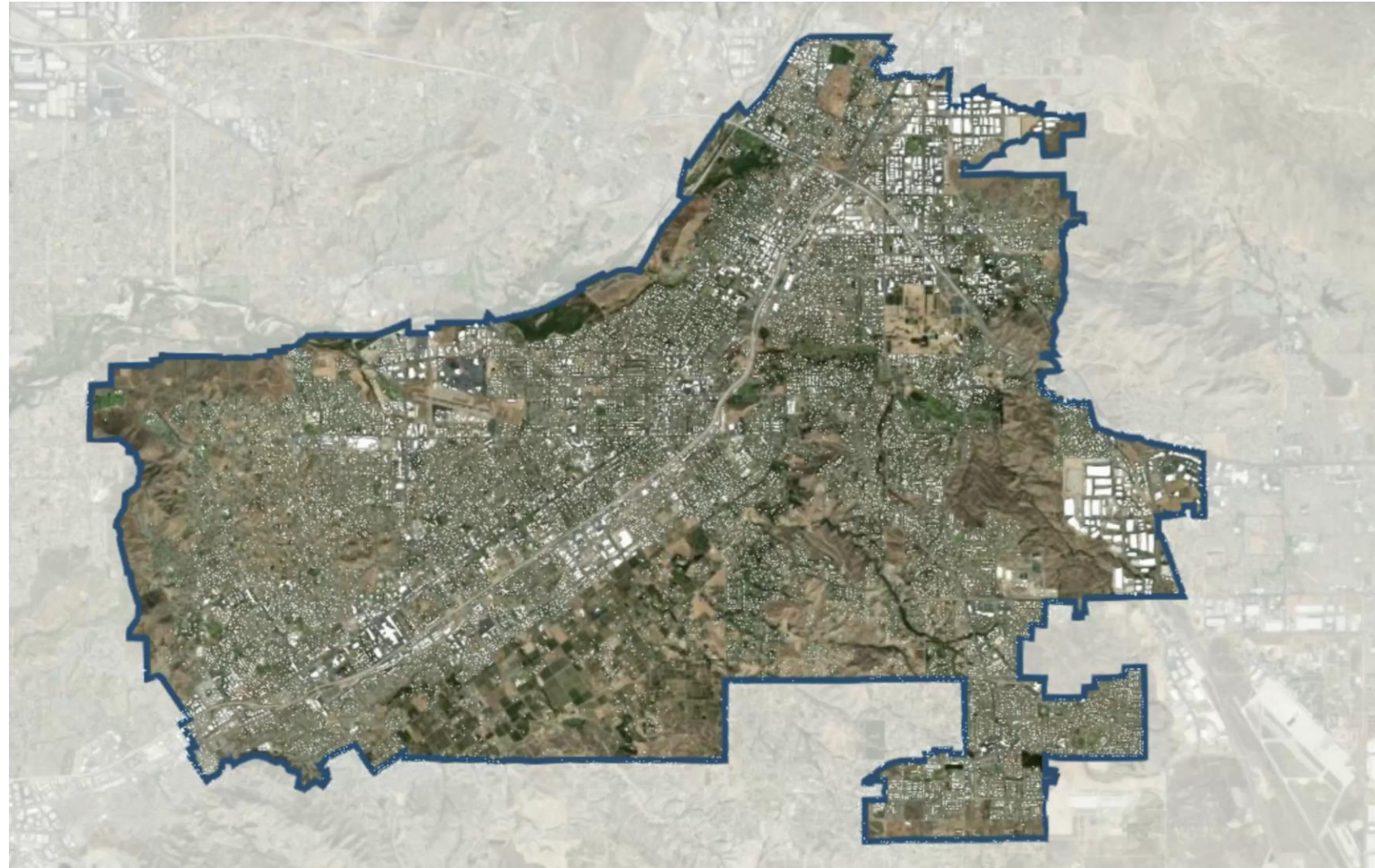


We begin by assessing the City as it exists today, including major activity centers and existing development patterns. From there, we examine protected natural areas, natural hazards and other constraints. Finally, we look at which areas have the best connected to resources and amenities that residents rely on every day.

The result is a map of locations that we see as opportunities to create new housing across the city. Dive in to learn more, and be sure to let us know what you think.

In this StoryMap, many of the maps are dynamic. You can click on them and zoom in/out or see your neighborhood in 3D using the controls at the lower right.

Give it a try!



Where can we accommodate more housing?

Adding additional housing options will make Riverside a more accessible and resilient community, but where will these future homes be located? The next few maps show different types of opportunities under consideration.

Sites Inventory

Identification of Opportunity Sites for Affordable Housing

Initial Selection Criteria –
areas **included** because they may be suitable

Underutilization / Potential for Redevelopment

- ☐ Current Land Use (*especially vacant*)
- ☐ Improvement Ratio (value of buildings / value of land)

Physical Site Characteristics

- ☐ Lot Size
- ☐ Year Built

Specific Opportunities

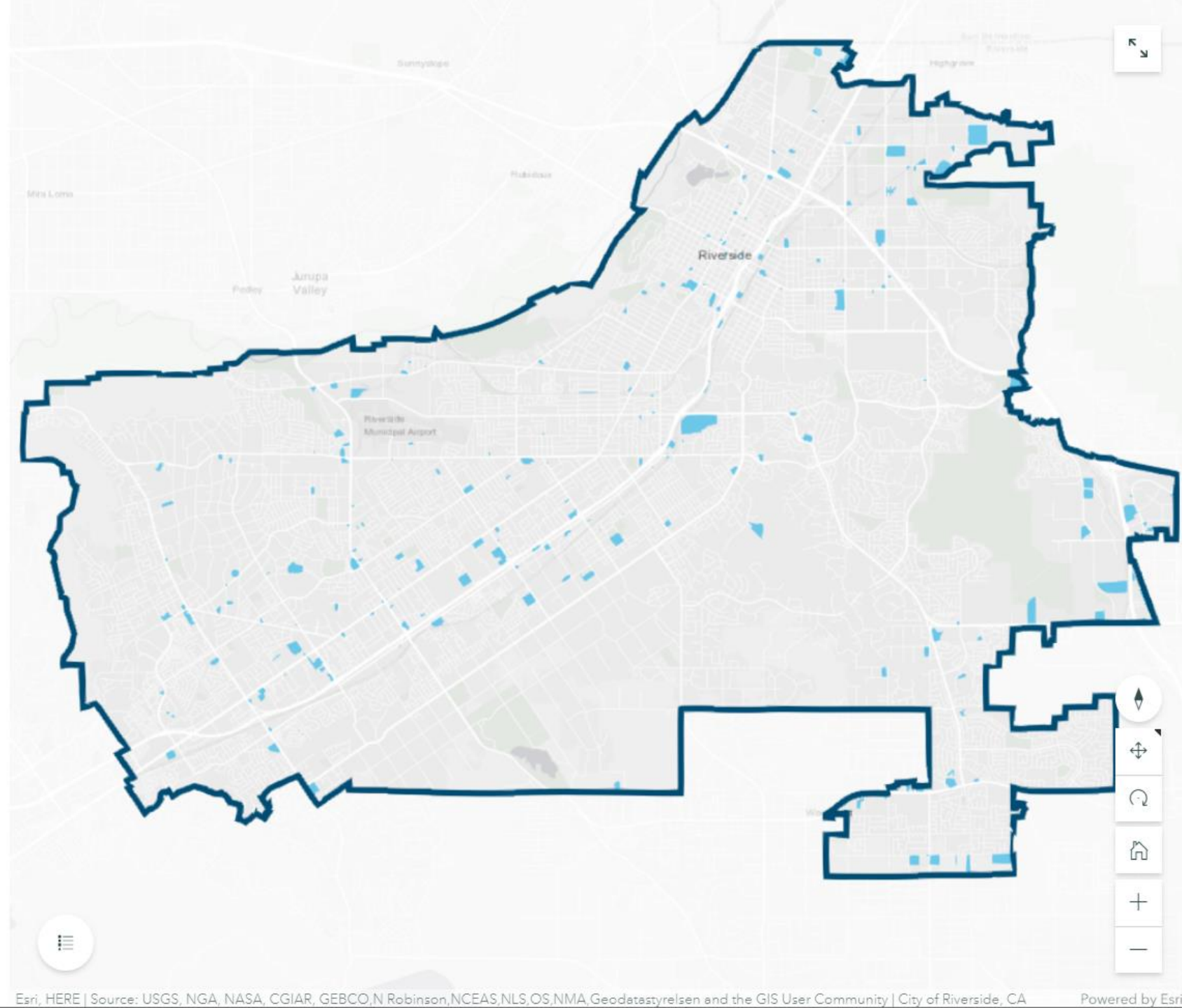
- ☐ Transit Oriented Development (TOD)
- ☐ Infill and 'Missing Middle' Housing
- ☐ Credit for Accessory Dwelling Units (ADU)



Projects Underway

A number of projects of all different types (including housing) are already underway or in the 'project pipeline' -- at various stages of development -- from early review, entitlement and permitting through construction.



Because there is already development activity underway at these locations, they can't be considered as future RHNA sites.

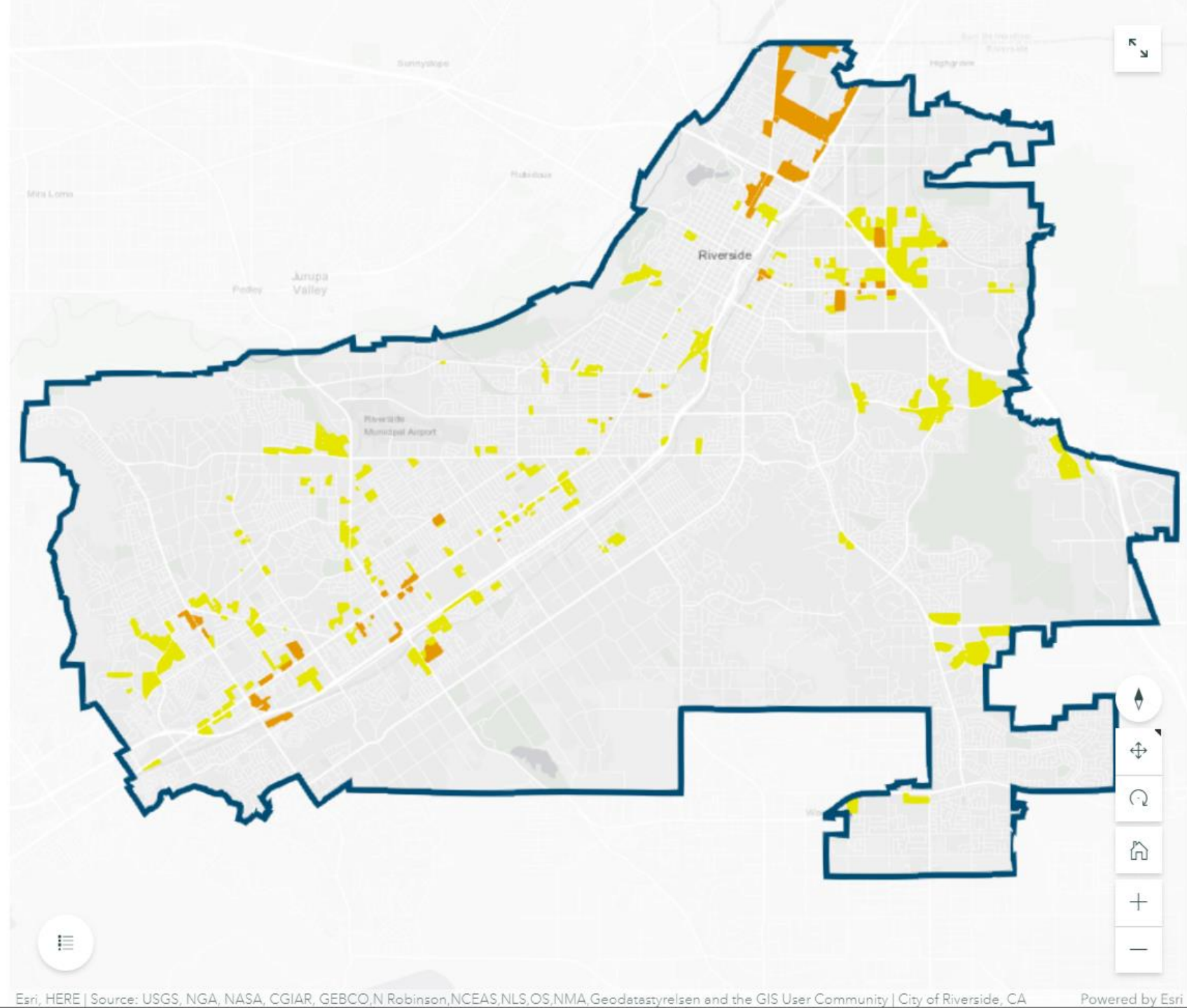


Multi-Family and Mixed Use Areas

Multi-family and mixed use areas are already zoned to support multi-family and mixed use development with residential. These areas may or may not be sufficient to accommodate future growth of housing.

Areas Allowing Multi-Family Residential

-  Moderate Intensity Multi-Family
-  Mixed-Use with Residential






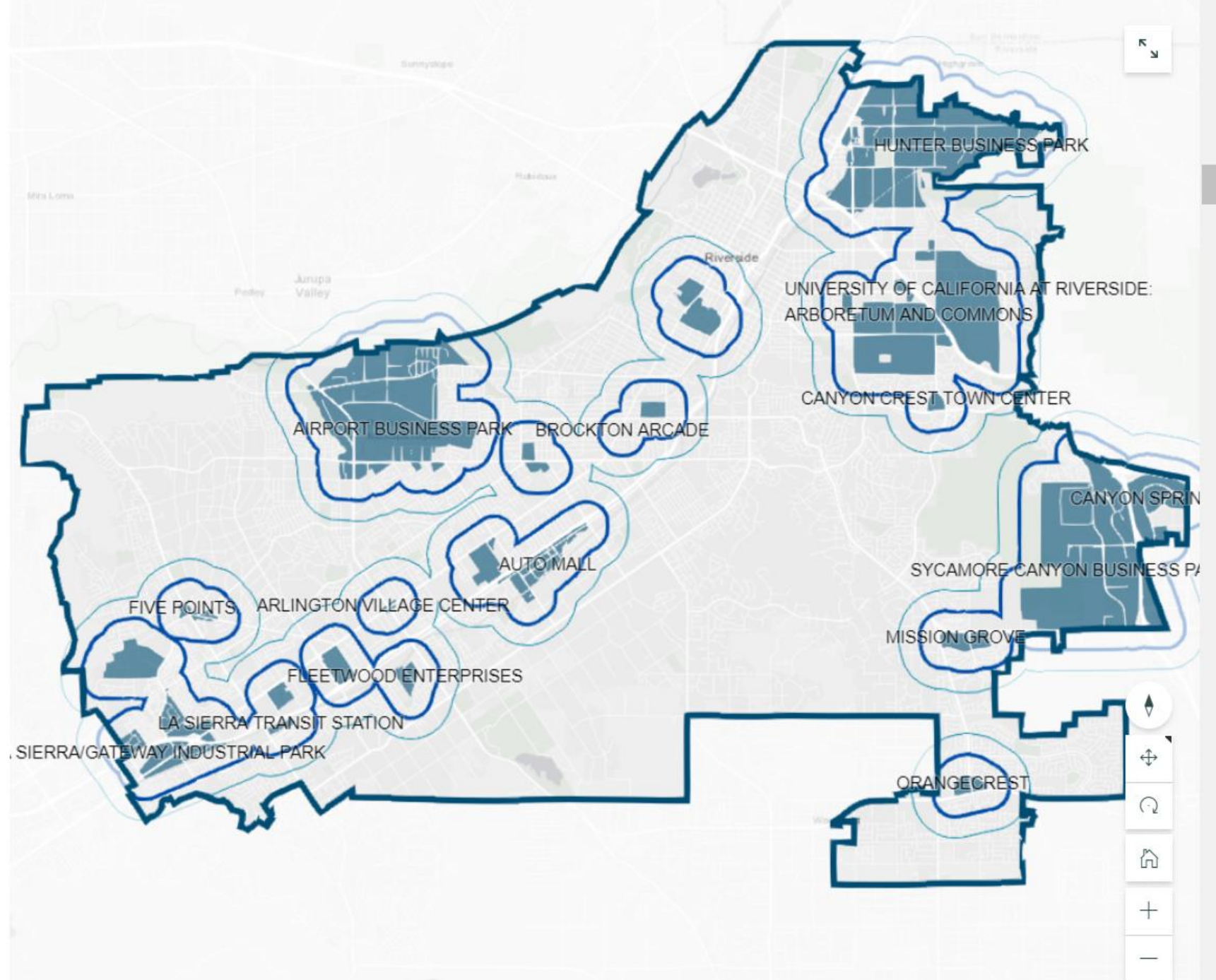
Commercial Corridors and Retail Centers

Areas near shopping and commercial activities offer important access to services and job opportunities.

Shopping, commerce, and even offices are changing in response to technology. In light of these changes there may be new opportunities to carefully add residential to the mix so that properties remain economically viable.

Commercial and Retail Centers

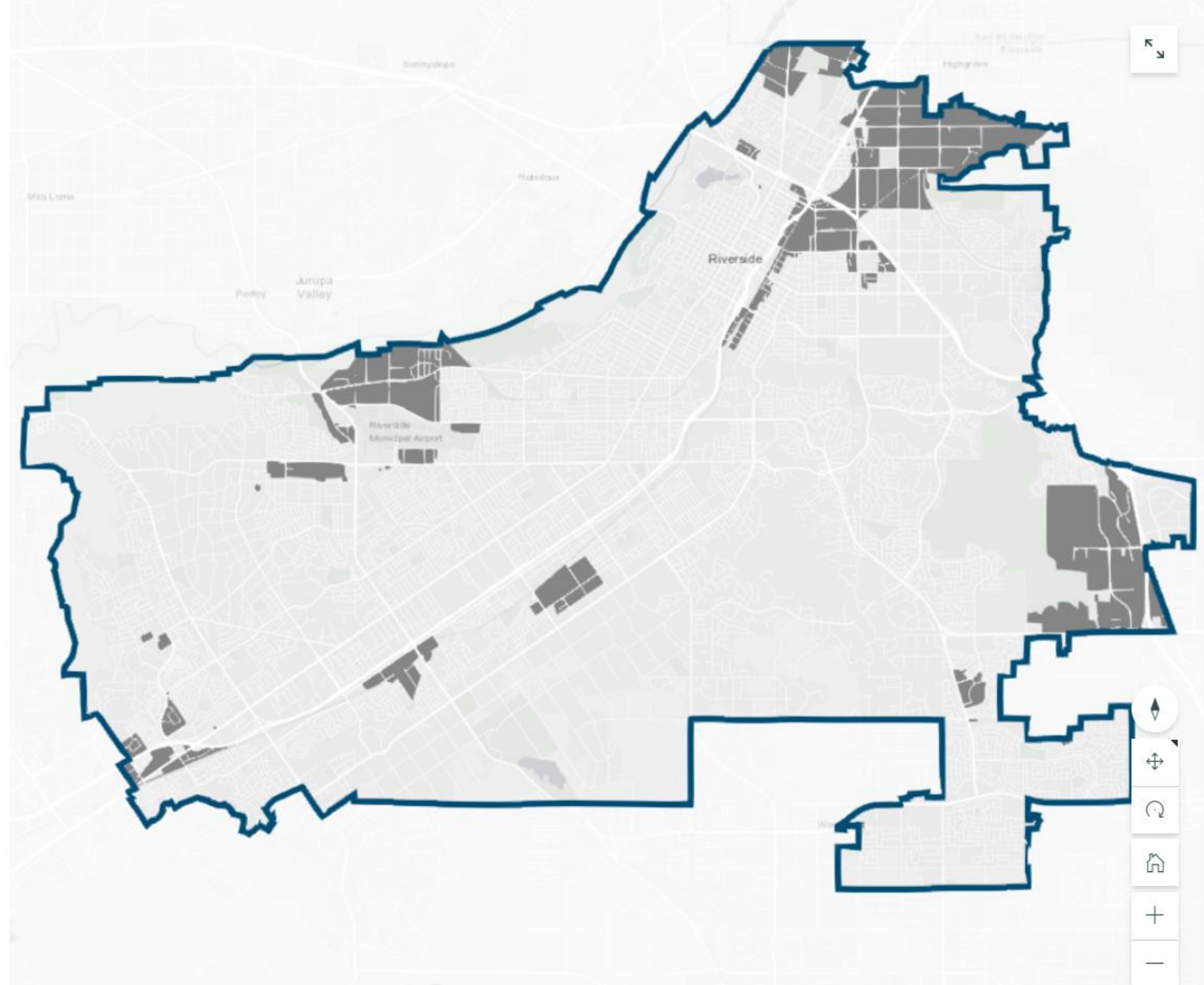
-  Commercial and Retail Areas
-  Nearby Areas (5 min walk)
-  Nearby Areas (10 min walk)



Industrial Areas

Industrial areas may not seem well suited to housing, but they can represent important opportunities to create new types of housing or transform these areas into vibrant urban places.

This should be balanced with the need to maintain a certain amount of industrial land for current and future businesses.



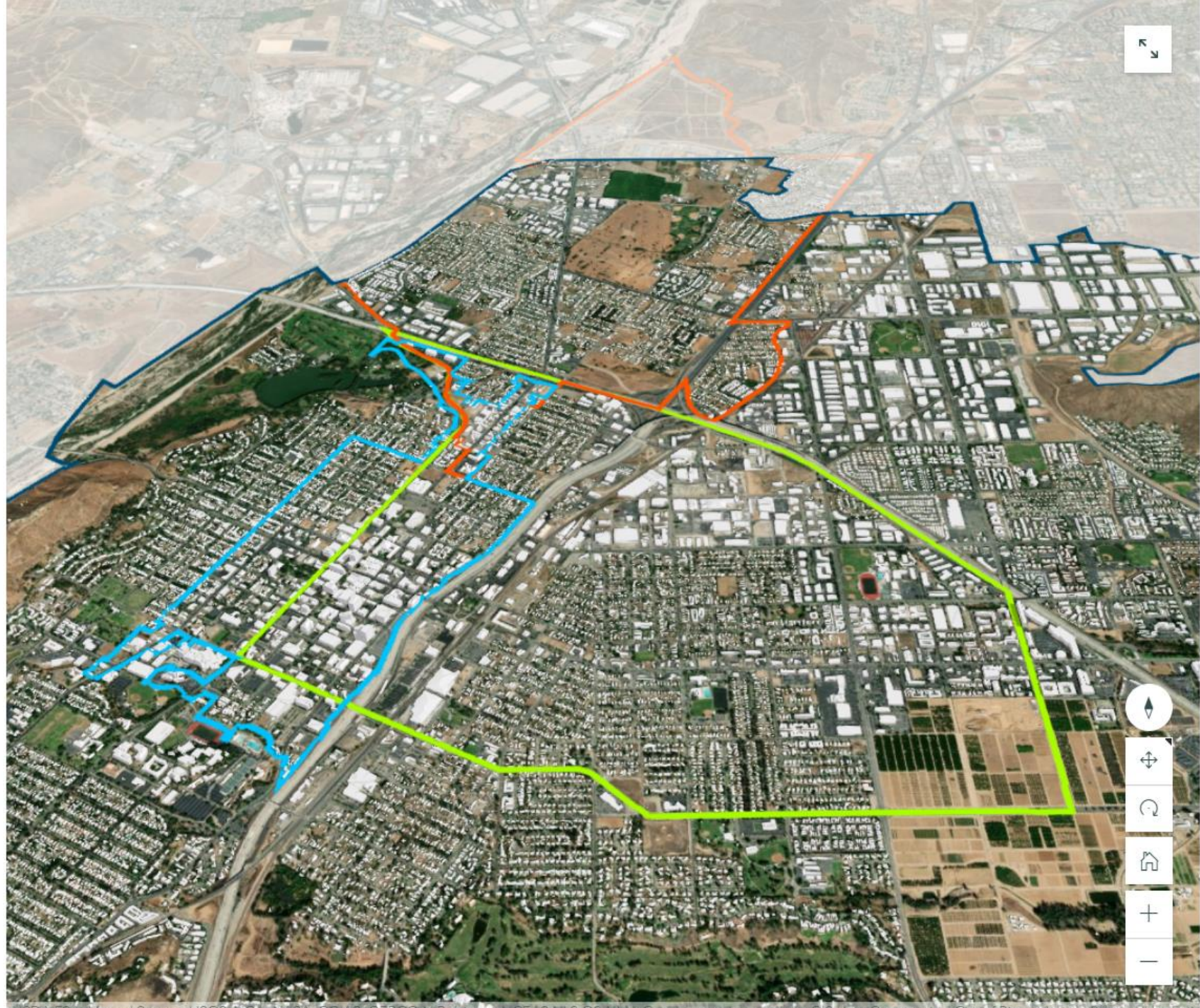
Downtown, Innovation District, and Northside

These focused planning areas encourage a diverse mix of uses -- including housing -- to support the development of dynamic places to live and work.

These environments provide a unique opportunity for younger residents looking for more urban housing options and older residents who want to downsize but remain active.

Focused Planning Areas

-  Downtown
-  Innovation District
-  Northside



Accessory Dwelling Units (ADU's)

Accessory Dwelling Units -- like a garage conversion or 'granny flat' in the back yard -- are now allowed anywhere in California by State law. ADU's provide important housing alternatives that blend into existing neighborhoods.

There is no way to know which homeowners may choose to build ADU's, so our growth assumptions are based on recent permitting activity.



RHNA Opportunity Sites

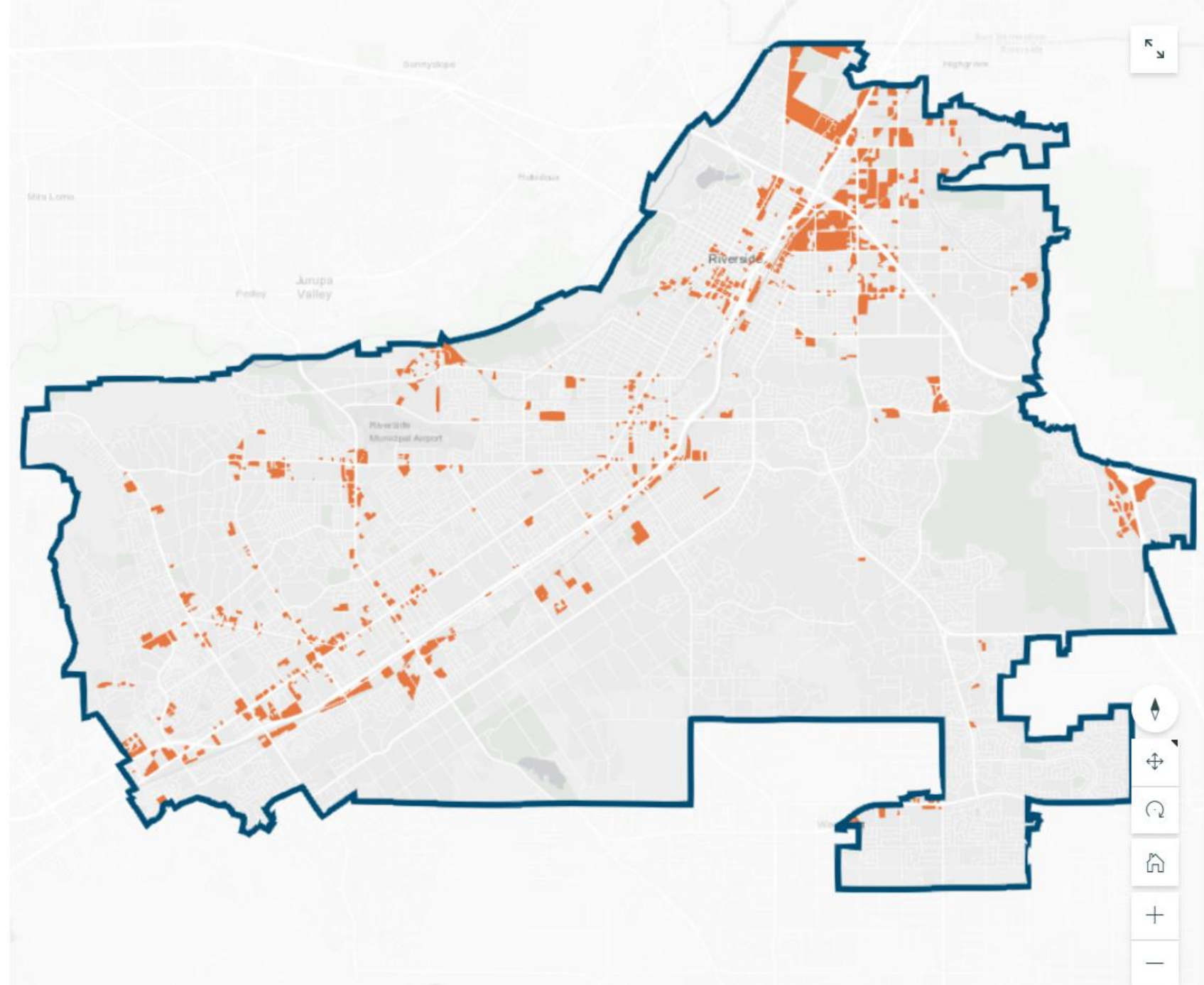
Given the context we've shown on the previous slides, the areas shown on this map could be potential sites for housing (including affordable housing).

These sites may be currently vacant or under-developed -- meaning they have substantial unused land or development potential. Some may have active businesses or other users, but the site allows for additional development.

Through this project we are working to determine which sites are good locations for future housing -- and we need your input!

Potential Areas for Housing

 RHNA Opportunity Sites



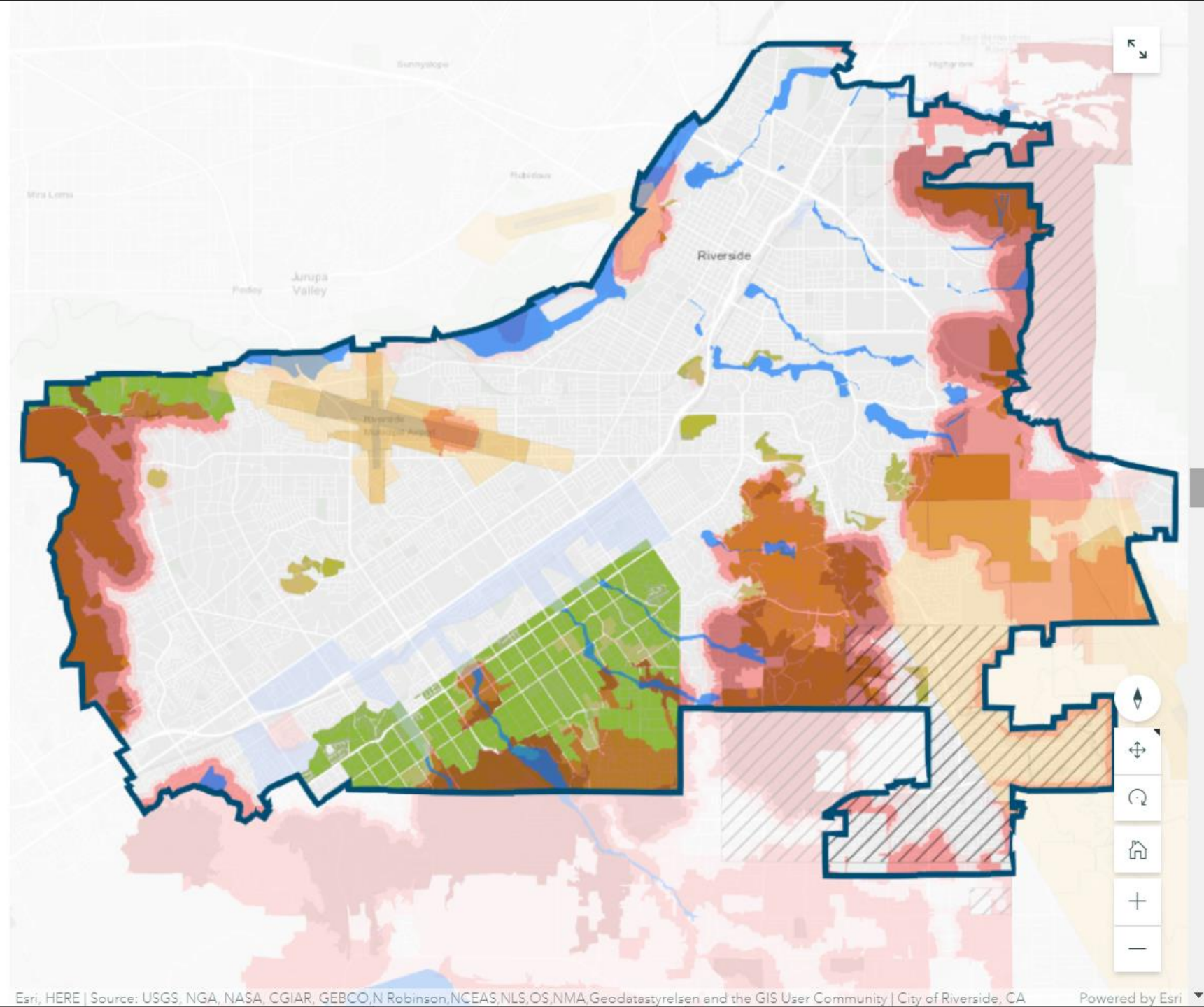
Some places are challenging for housing...

There are some locations that are not well suited for housing because of hazardous conditions or environmental justice concerns. The Housing Element update must take these issues into consideration and not plan to add housing where it can't or shouldn't go.

Environmental Constraints and Public Safety

We take into consideration several factors that limit or prevent housing development. Some examples include:

- Agriculture and Conservation
- Airport Operations
- Fire and Flood Hazards



Environmental Constraints and Public Safety

Flood Hazards (FEMA)

- 100 Year Floodplain
- 100-500 Year Floodplain
- Minimal Flooding
- Possible Flood Hazard

Fire Risk (CalFIRE)

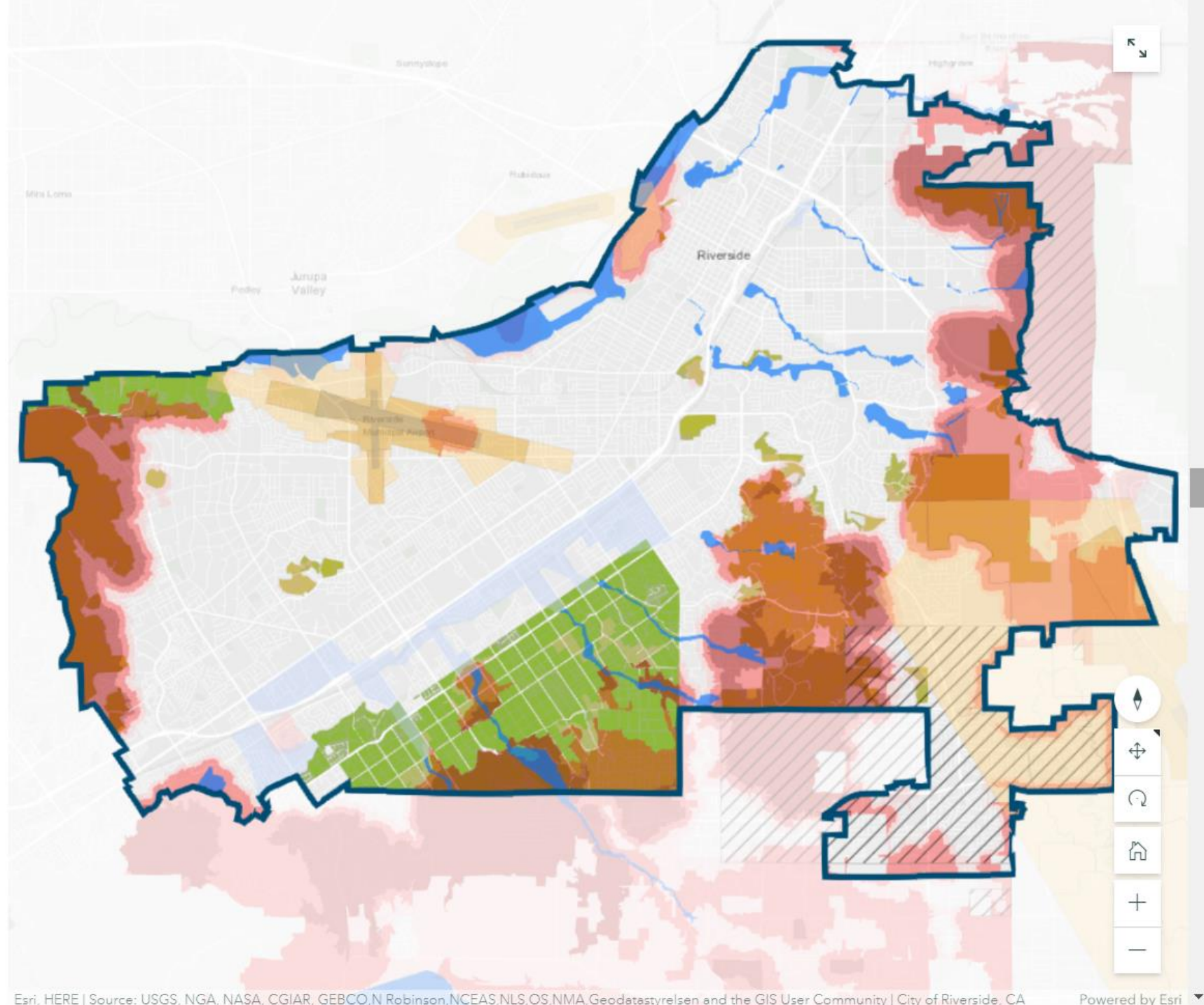
- Very High
- High
- Moderate

Conservation Areas

- Residential Agricultural Zone
- Residential Conservation Zone

Airport Compatibility Zones

- Restricted Zone A
- Restricted Zone B
- Restricted Zone C

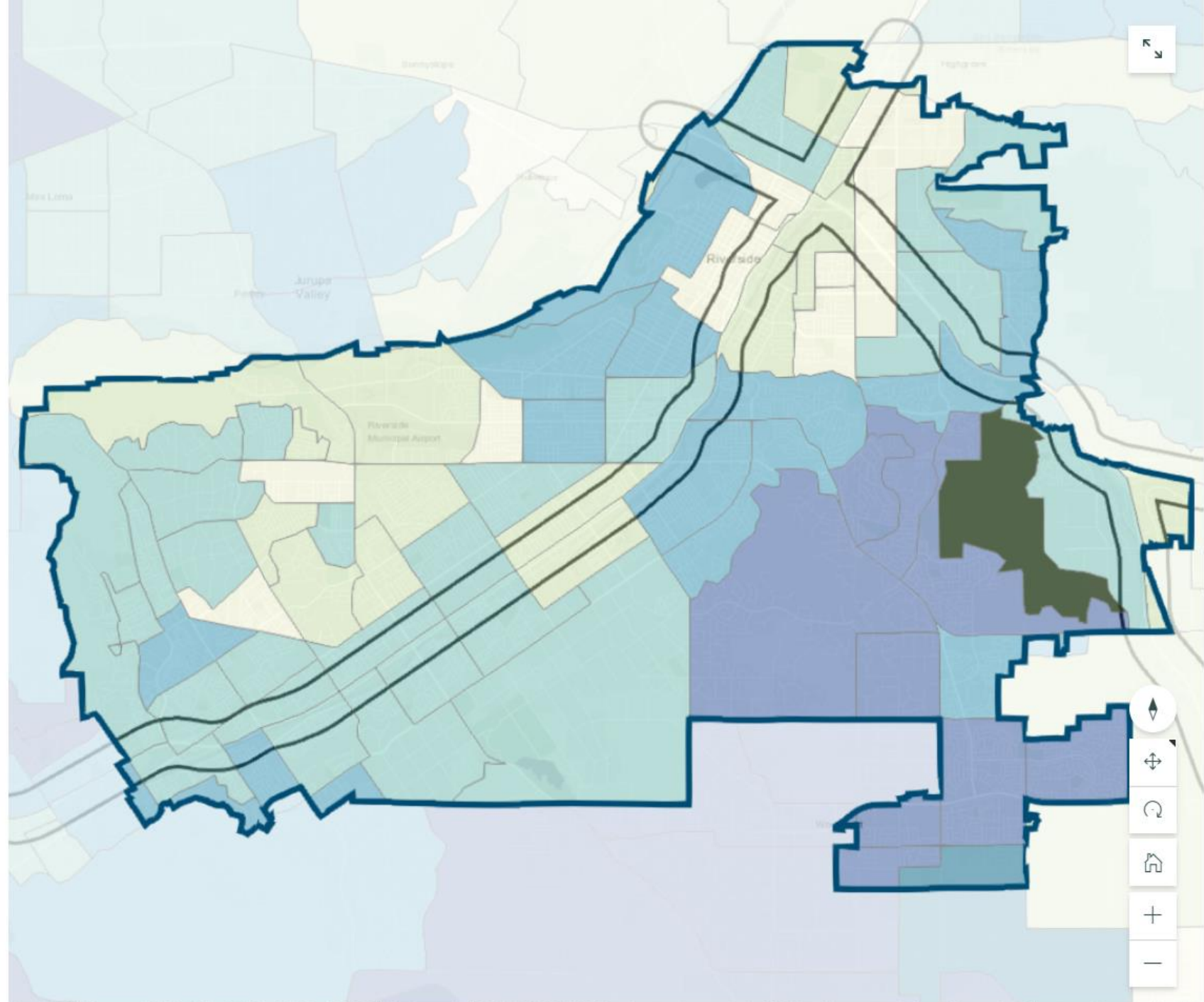


Fair Housing and Environmental Justice

We are required to ensure we are Affirmatively Furthering Fair Housing and looking at potential environmental justice issues.

Furthering Fair Housing supports positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

This includes making sure affordable housing is added in many areas across the city and not concentrated in areas with lower access to amenities or near sources of pollution.



Fair Housing and Environmental Justice

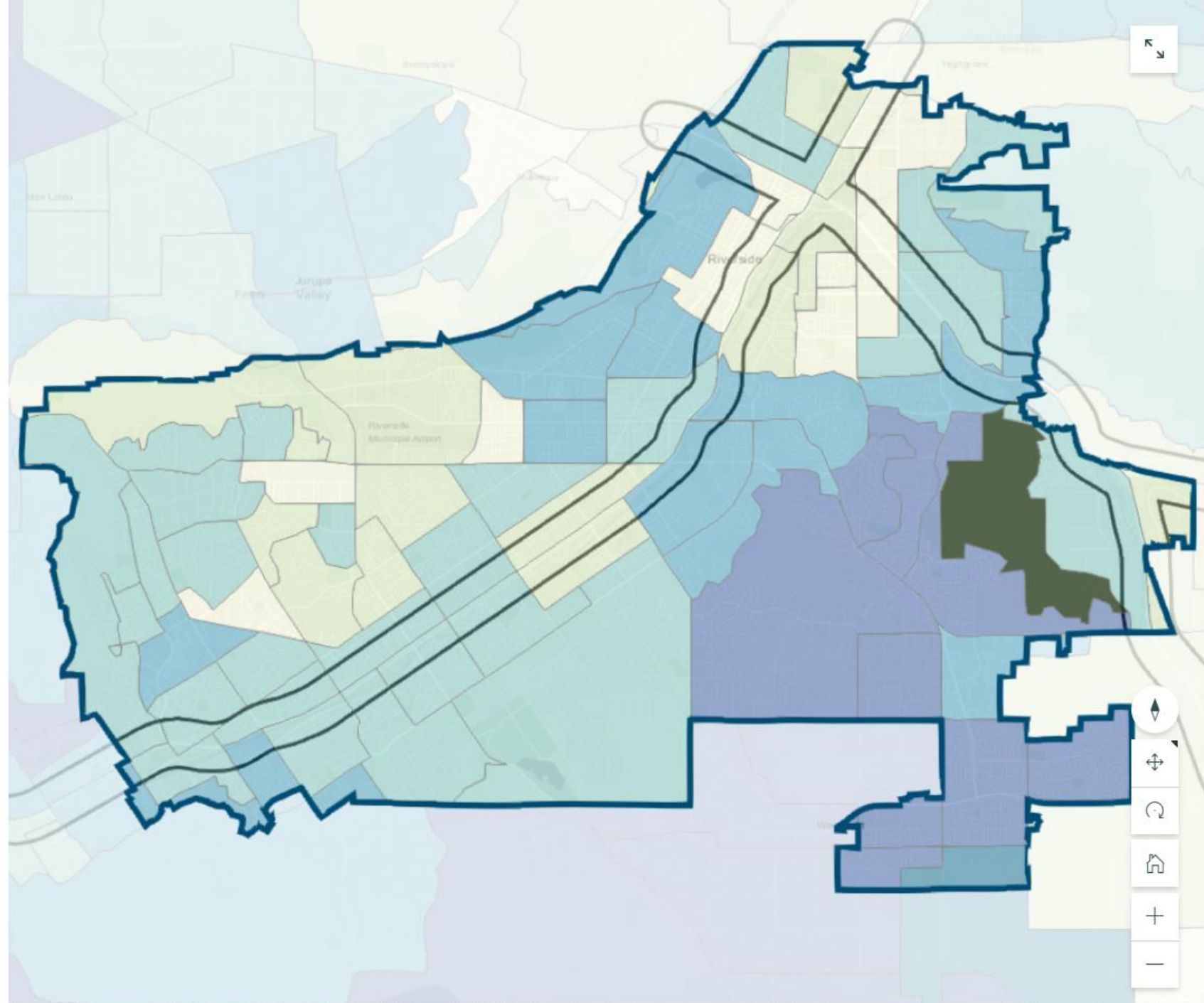
HUD Opportunity Map 2020

Areas with strong access to schools, parks, etc.

- Highest Resource Areas
- High Resource Areas
- Moderate Resource Areas
- Low Resource Areas
- High Segregation and Poverty Areas
- Predominantly Open Space

Areas Near Highways

- Within 1500' of Highway



Some locations support more housing...

Many areas are well suited to additional residential development. Finding the right balance of different housing types across the City is important.



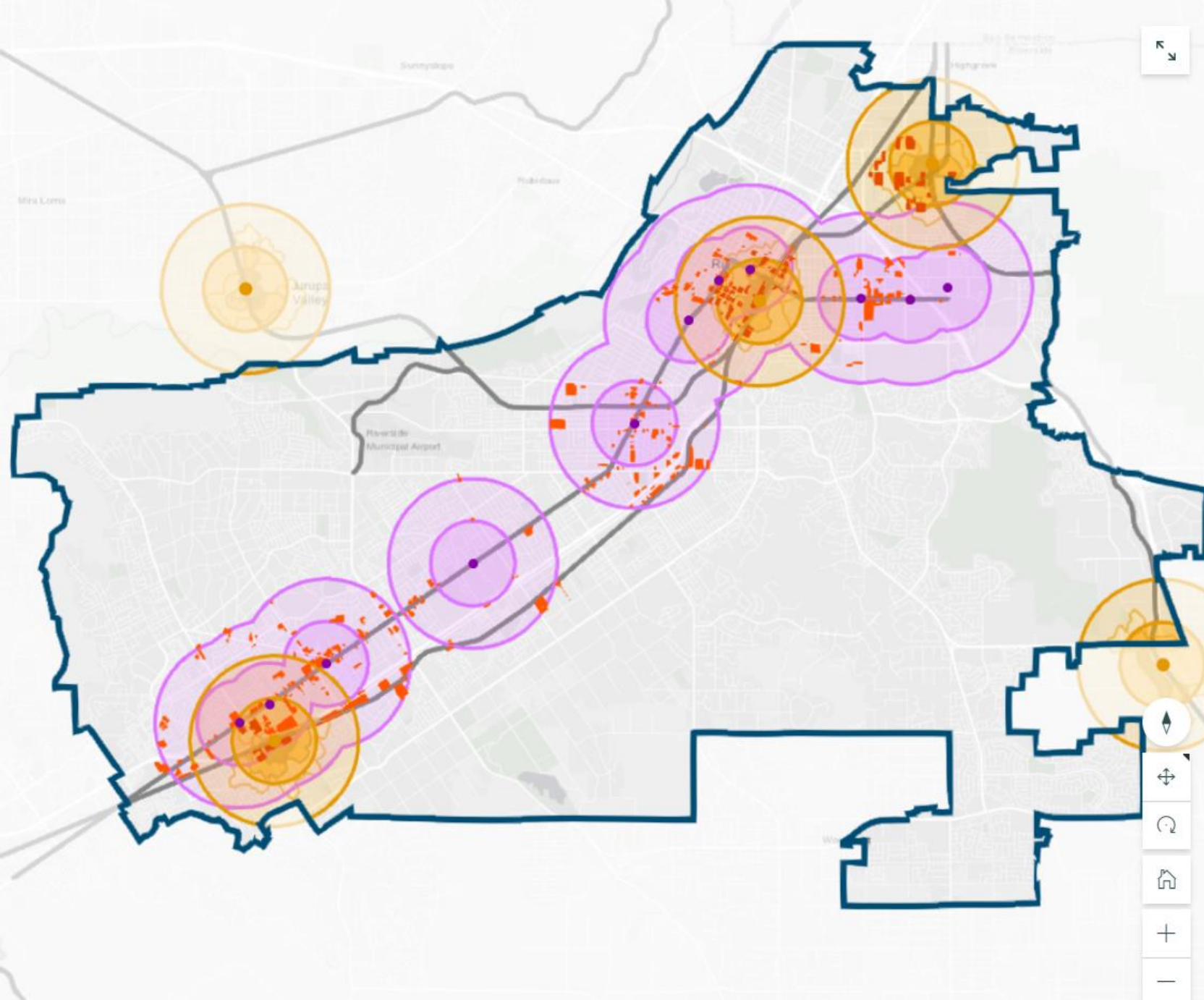
How can we distribute more housing options across the City?

There are plenty of options in the 'missing middle' of housing with traditional housing types like townhouses and courtyard homes that mimic the surroundings of the neighborhood.



How can we add more housing options within our already strong urban centers?

Riverside's more urbanized areas represent an opportunity for residential development that encourages a thriving place to live, work, and play. These homes enjoy excellent access to services and amenities, mostly within walking distance.



Locate more housing near Transit

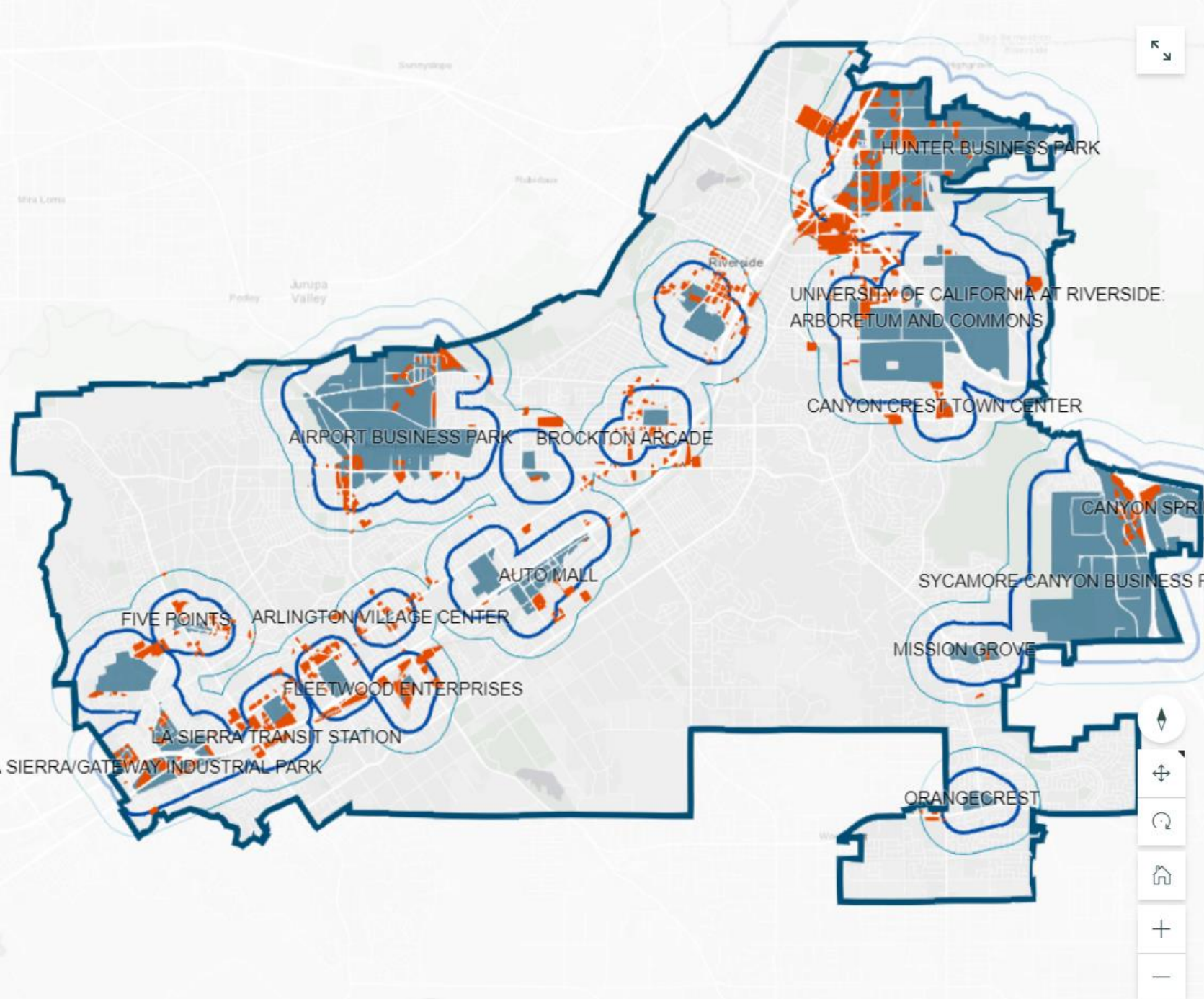
Homes within walking distance to high-capacity transit can allow residents to access jobs in Riverside or nearby cities with lower cost and environmentally friendlier transportation. These areas present good opportunities to add housing options.

High Capacity Transit Service

- RapidLink (10 and 20 min walk)
- MetroLink (10 and 20 min walk)

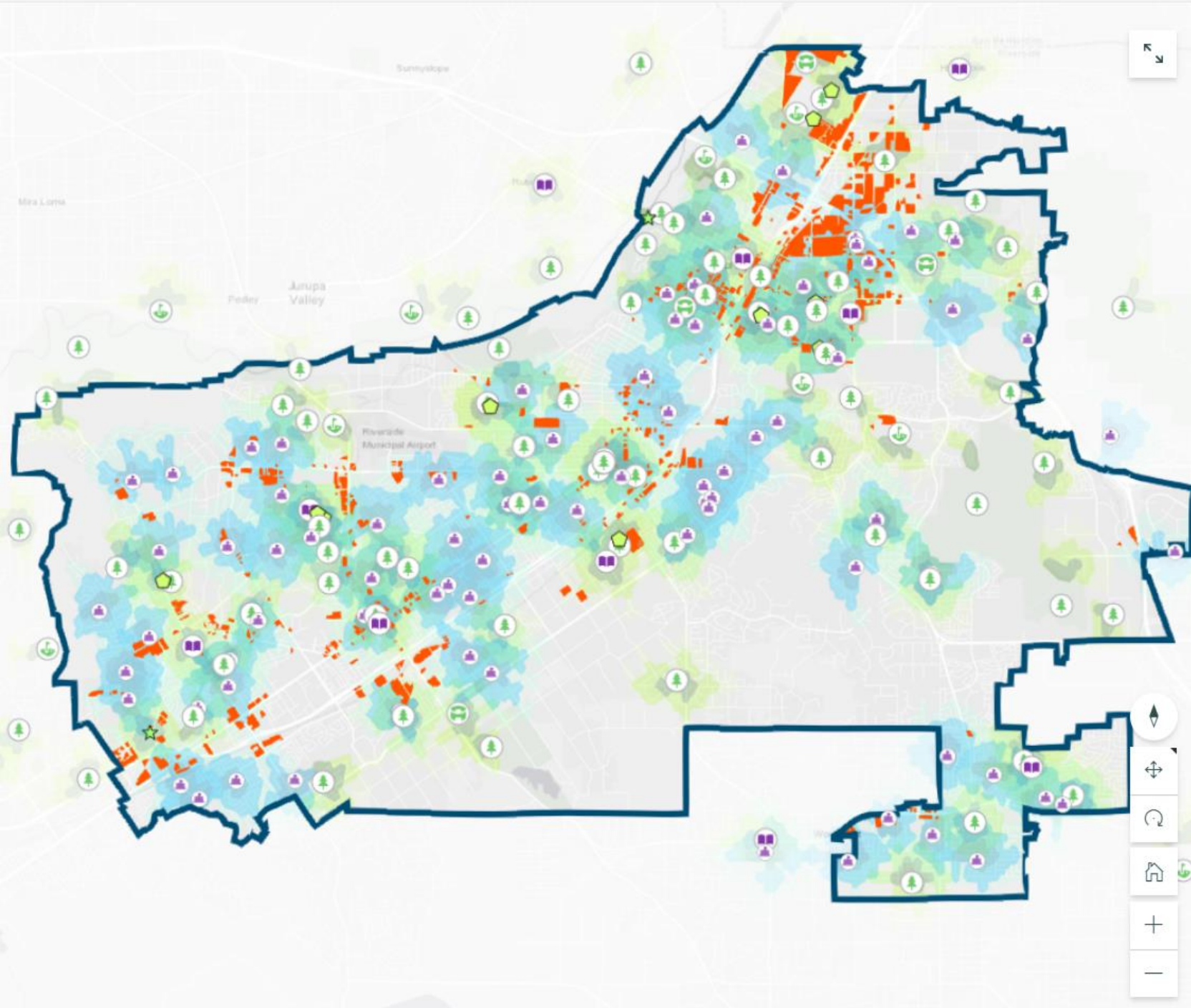
Potential Areas for Housing

- RHNA Opportunity Sites



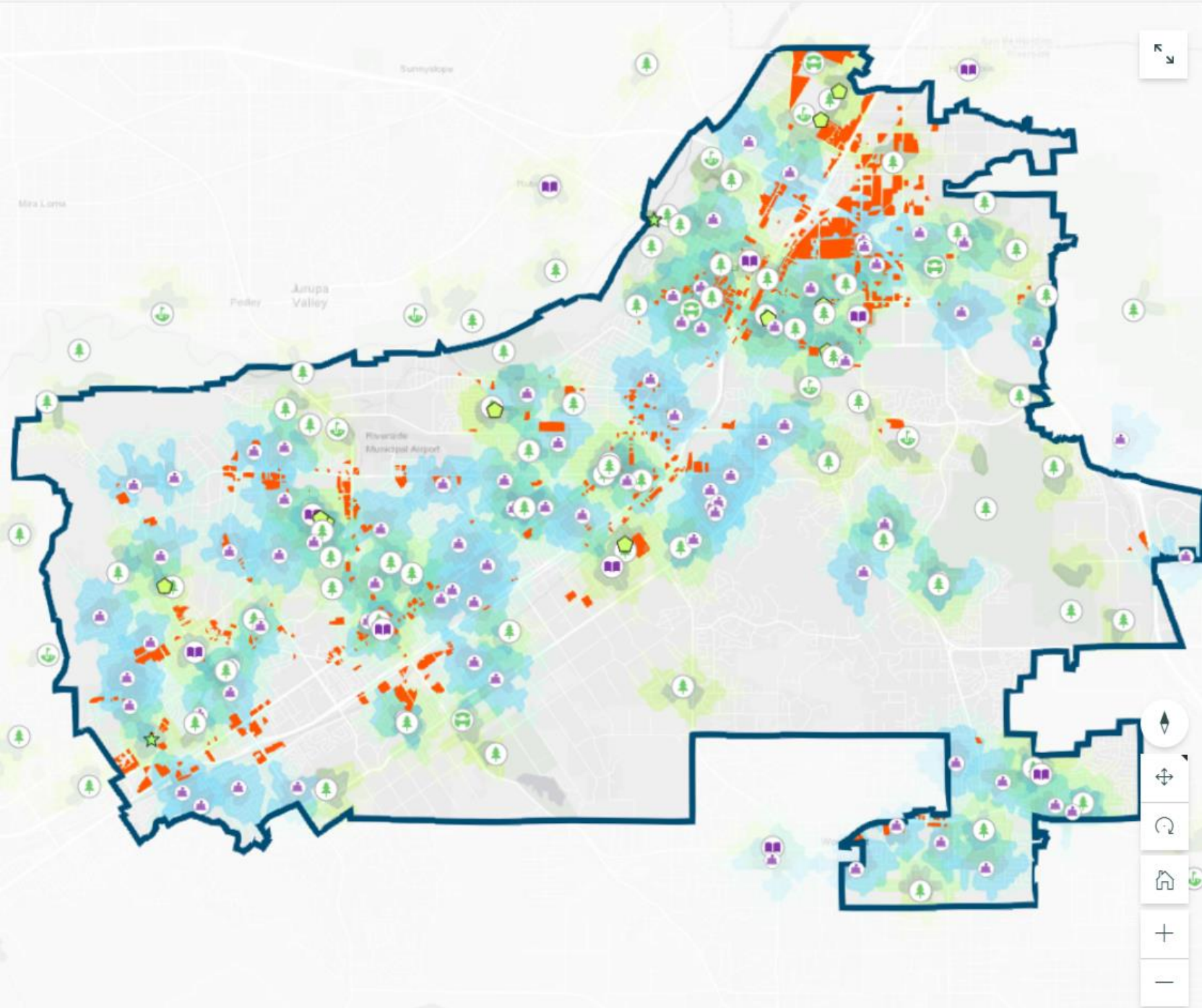
Locate more housing near Jobs and Activity Centers

New homes that are located near activity centers can provide access to commercial services and shopping, as well as access to the jobs that drive those activities. Affordable housing in these locations supports a diverse local workforce and brings more customers to local businesses.










Locate more housing near Amenities and Services

Households have many needs -- like nearby access to playgrounds, open spaces, libraries, and schools. Whenever possible, new housing should be in areas rich with these important services and amenities. This can help ensure safe routes to schools and healthy options for recreation and learning.



Locate more housing near Amenities and Services

Education and Recreation

-  Library
-  Public School
-  Community Center
-  Park
-  Dog Park
-  Sports Center
-  Golf Course

Walking Distance to Services

-  5 min (1/4 mile)
-  10 min (1/2 mile)
-  15 min (3/4 mile)

Potential Housing Sites

-  RHNA Opportunity Sites

RHNA Opportunity Sites

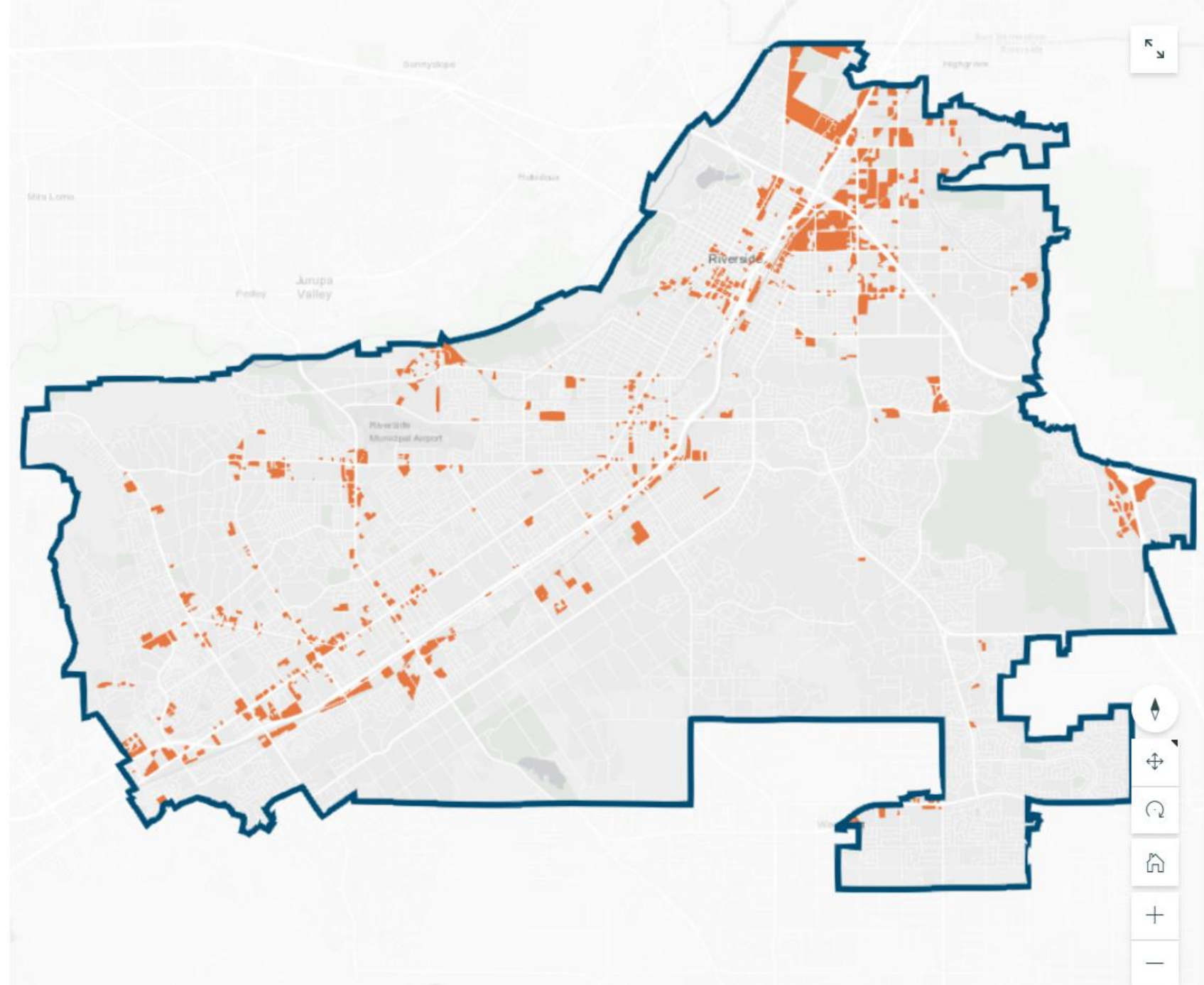
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Potential Areas for Housing

 RHNA Opportunity Sites





HOUSING ELEMENT Q&A

POLL QUESTIONS #2

Environmental Planning

- As a part of the Housing Element Update, the following will be prepared and released for public review and input:
 - Housing Element
 - Public Safety Element
 - Environmental Justice Policies
 - Zoning Code Update
- All these items will be evaluated in a Program Environmental Impact Report (EIR)



What is a Public Safety Element?

- Protecting the public's safety is the most critical mission of any local government. Building codes, insurance programs, airport plans and hazardous materials management efforts are all crucial programs that protect life and safety.
- The Public Safety Element is another component of the City's General Plan that identifies public safety issues and needs anticipated to be of ongoing concern to people in Riverside.
- The Public Safety Element's purpose is to ensure that the City takes action to reduce natural and man-made hazards and safety threats as well as respond quickly to any public safety incident.



Public Safety Element Update

- Senate Bill 1035, passed in late 2018, requires that on the next revision of the housing element, the safety element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas.
- This review shall consider the advice included in the Office of Planning and Research's most recent publication regarding fire hazard planning, and shall include, among other things:
 - Information regarding fire hazards
 - Existing and planned development in identified at-risk areas, including structures, roads, utilities, and essential public facilities, and
 - Set of adaptation and resilience goals, policies, and objectives for the protection of the community.

What is Environmental Justice?

- Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.
- Environmental Justice goals and policies will be developed by identifying disadvantaged communities and demographics and conducting community outreach to better understand the unique and disproportionate challenges faced by these communities.
- This will guide the City's efforts to address issues related to public health, social equity and environmental justice.



Environmental Justice Policies

- SB 1035 requires environmental justice goals, policies and objectives to be integrated into the General Plan and to include disadvantaged communities within the area covered by the General Plan.
- For this update, Environmental Justice goals, policies, and objectives will be incorporated into the Housing Element and the Public Safety Element as well as future element updates to the General Plan.
- The General Plan will identify objectives and policies to reduce health risks in disadvantaged communities including, but not limited to, reduction of pollution exposure and promotion of public facilities, food access, safe and sanitary homes, and physical activity.

California Environmental Quality Act (CEQA)



The primary purposes of CEQA are to:

- Inform the public and decision makers about the Project and about the potential environmental impacts.
- Identify how to avoid or reduce impacts.
- Prevent environmental damage through mitigation or alternatives.
- Foster interagency coordination in review of projects.
- Provide an opportunity for the public and local/state agencies to comment on the environmental issues.

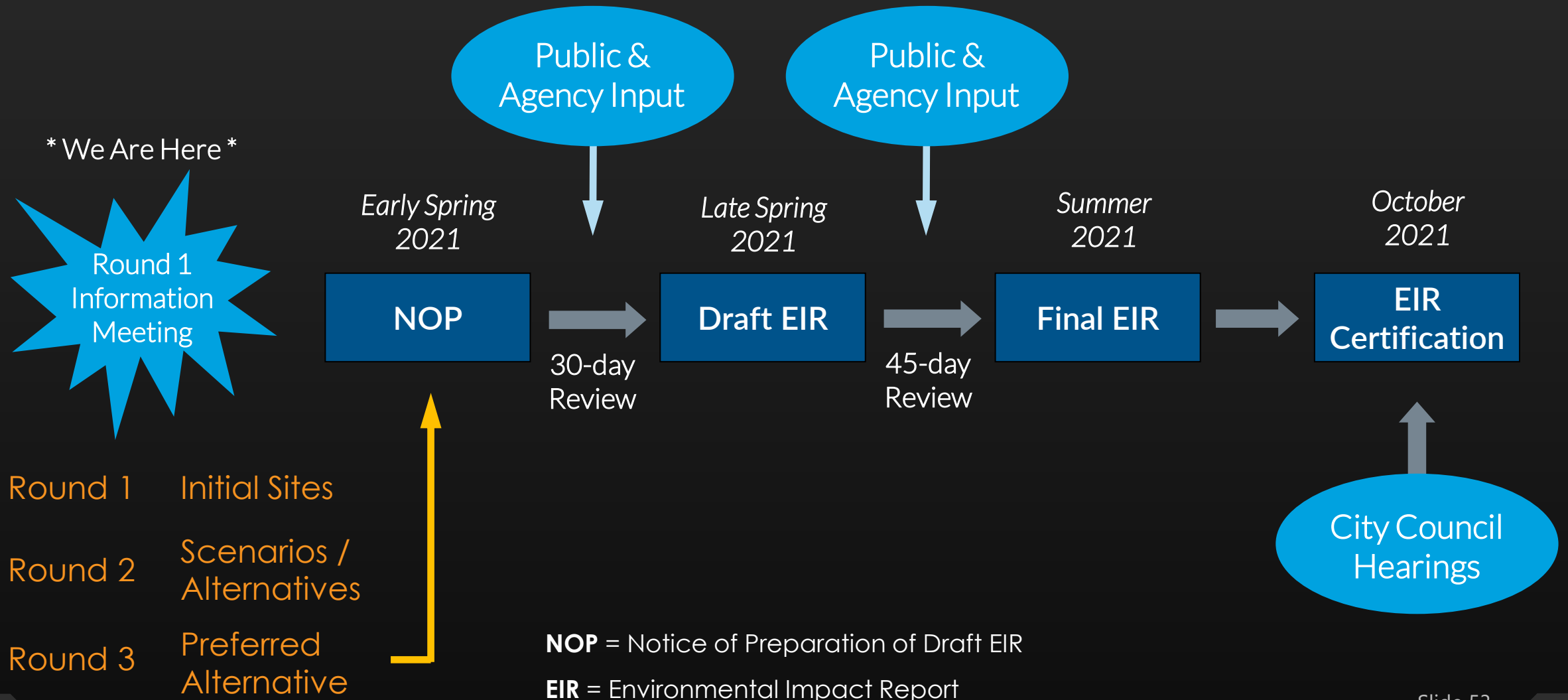


Environmental Issues Considered

Initial Study (IS) and Environment Impact Report (EIR)

- Aesthetics & Visual Quality
- Agriculture & Forestry Resources
- Air Quality Emissions
- Biological Resources
- Cultural / Tribal Resources
- Energy
- Geology, Soils, & Seismicity
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Mineral Resources
- Land Use
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation & Circulation
- Utilities & Service Systems
- Wildfire
- Alternatives
- Cumulative Impacts

CEQA Environmental Review Process



Q&A

CEQA, PUBLIC SAFETY ELEMENT, AND ENVIRONMENTAL JUSTICE POLICIES

POLL QUESTIONS #3

MAP YOUR FEEDBACK

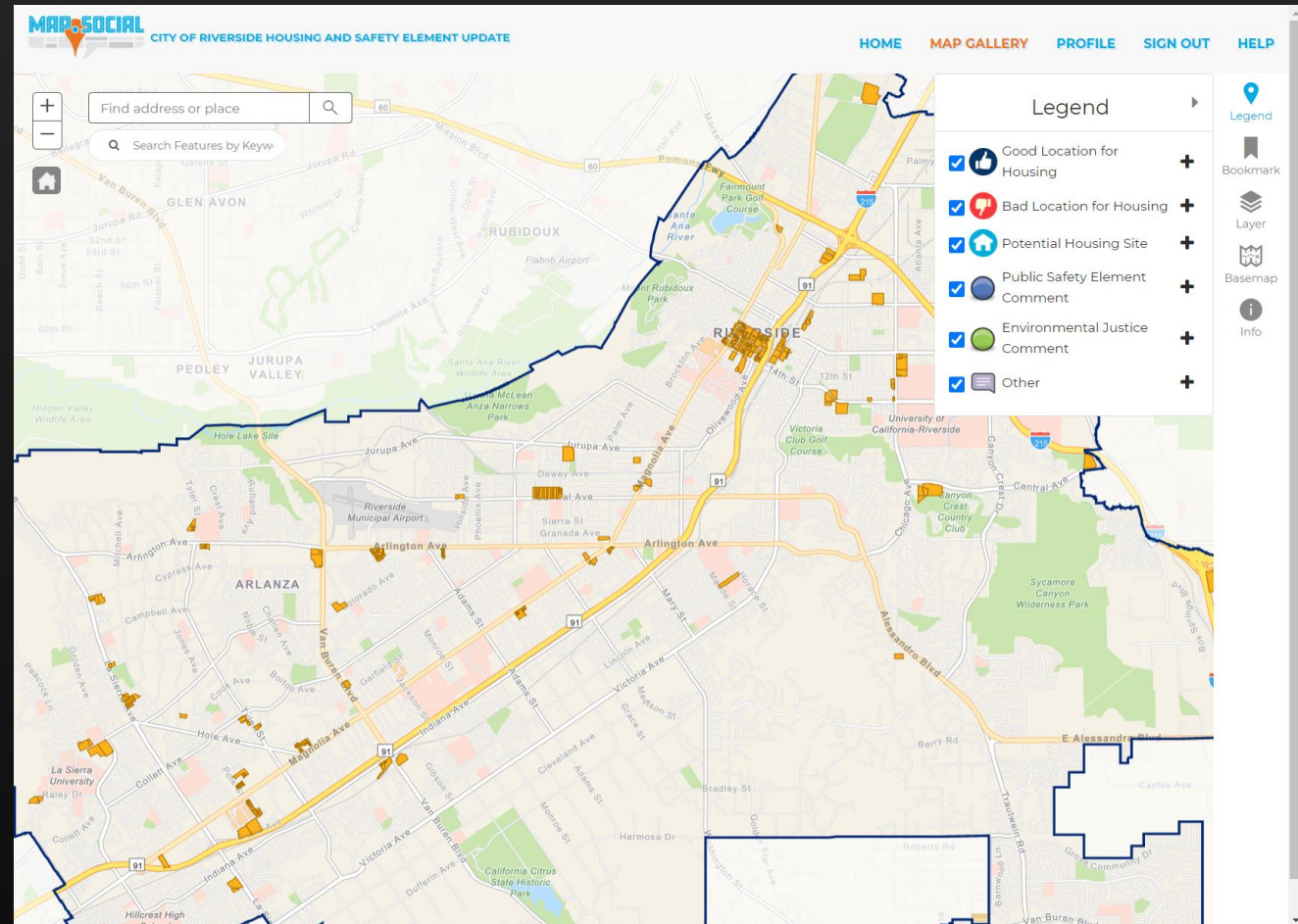
Share your ideas using our Map.Social app. You can access it online here:

hla.fyi/RiversideHousingFeedback

You will need this information to log in:

Email: **Riverside@map.social**

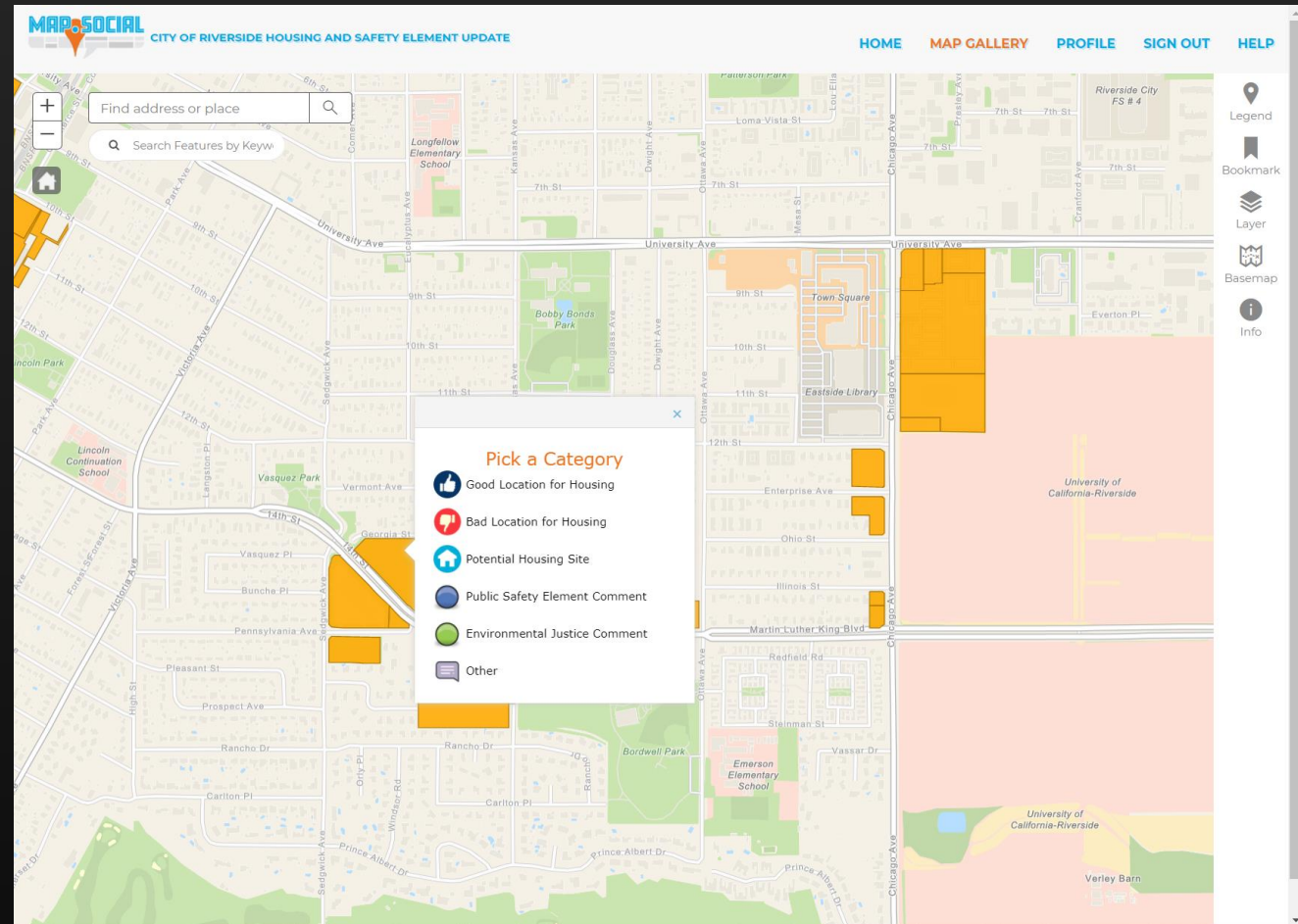
Password: **Riverside2020#**



MAP YOUR FEEDBACK

Tips for using Map.Social

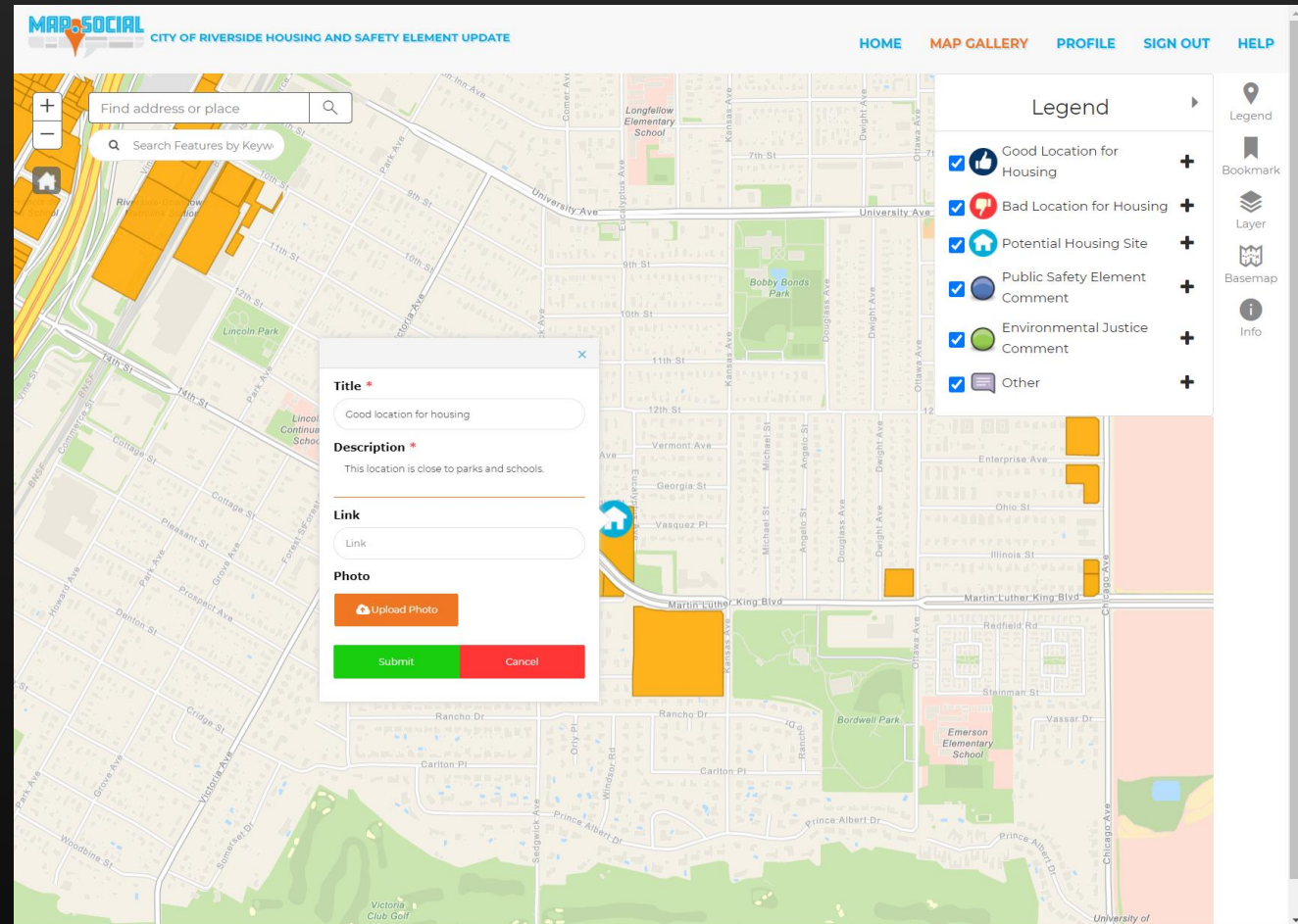
- Pan and zoom the map to see more detail
- Click on an area of interest then pick a category for your comment



MAP YOUR FEEDBACK

Tips for using Map.Social

- Give your comment a Title and a Description
- Click 'Submit' and you're done!
- You may leave more than one comment



NEXT STEPS

Stay connected!



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January 27th and again in late February

THANK YOU!

